

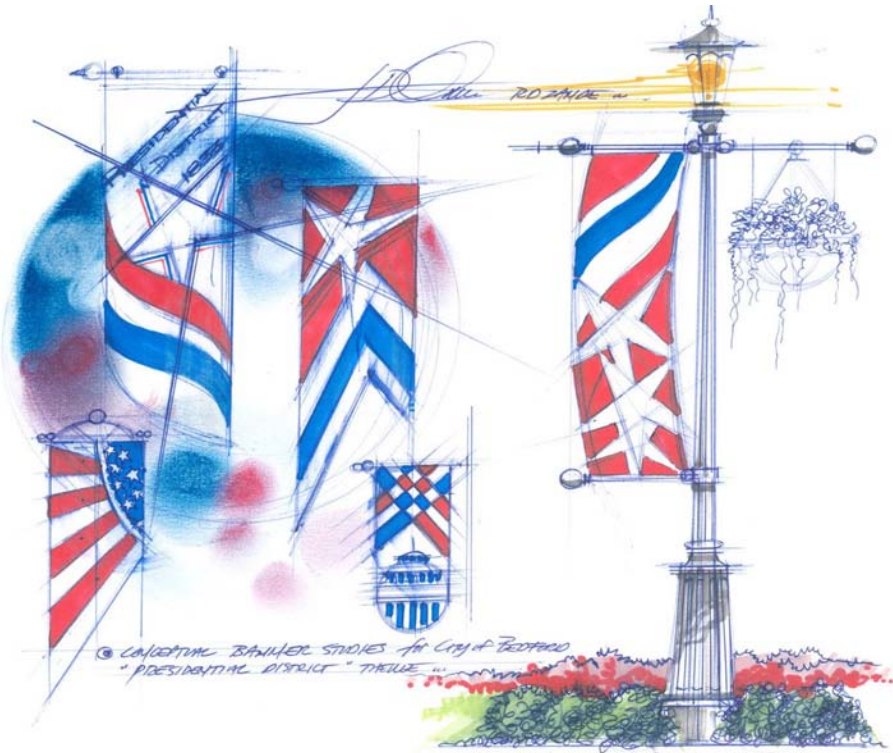
City of Bedford



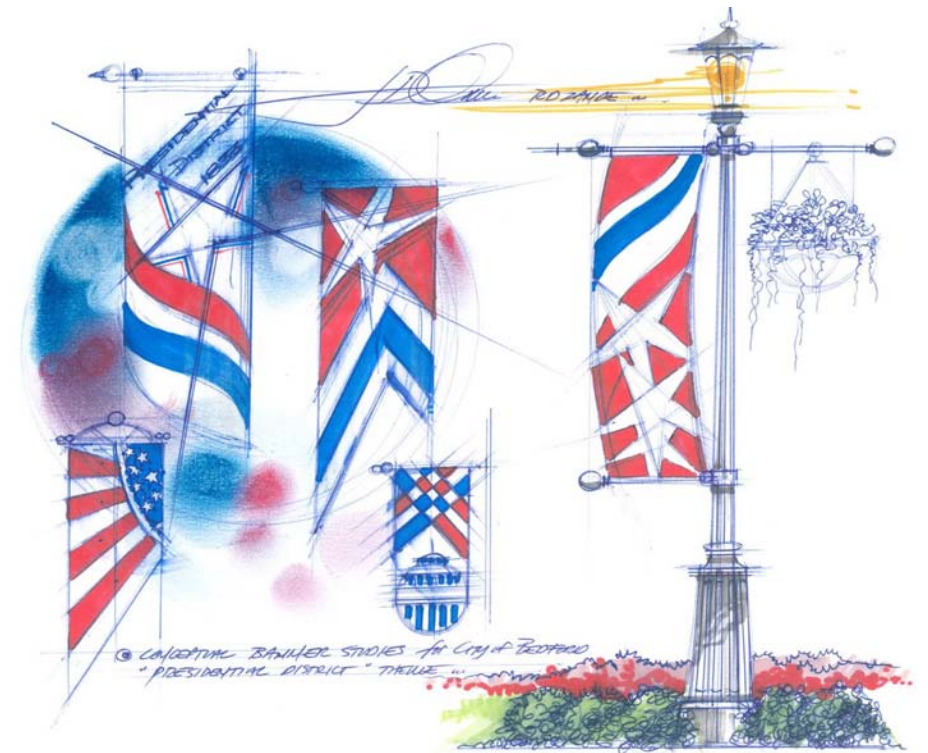
2007 Master Plan

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Executive Summary



The City of Bedford, Ohio

Introduction

Each of us has a vision of what Bedford should be like in the future. Although our visions are different, they share common qualities. We aspire to create a safe, beautiful City for ourselves, our children, our employers and employees, and for future generations.

We envision a City with unique housing and job opportunities, where the natural environment is protected, where excellent services are provided, and where citizens have a say in government. We aspire to create a City that is economically healthy and a good place to do business.

This Plan update builds upon the momentum that was created by the City's first master planning process back in 1998-99. It integrates the aspirations of City residents, businesses, and city officials into a coherent vision¹ of proactive initiatives and ideas.

Purpose of the Plan

The Plan will serve several roles in the overall promotion of the City's quality of life. It will be used by City Council and Planning Commission. It will be used by city staff and their respective departments, in conjunction with the Zoning and Subdivision Regulations, to regulate building and redevelopment and to make recommendations on projects.

¹ The development of this "vision" was assisted through an open public process and a random sample community survey submitted to residents and businesses during the update of this Plan.



It will be used by citizens, neighborhood groups, and developers to understand the City's long-range plans.

Lastly and most important, nothing set forth in the Master Plan shall prohibit the City Council, all boards and commissions, the various groups, units and officials, after considering the Plan, from amending the policies set forth in the Master Plan where

circumstances warrant in making decisions affecting specific properties and initiatives.

Use of the Plan

This Master Plan has many uses. Not only will it serve as a document outlining the City's intentions for the future, the Plan should also provide tremendous assistance in the following ways:

1. To compile information and provide Plan proposals upon which city officials can base short-range decisions within the context of long-range planning.
2. To serve as a guide for overall redevelopment including providing assistance and direction to potential developers.
3. To serve as a basis for the administration of zoning regulations and as a guide for making reasonable decisions on rezoning applications.

4. To balance community development with the economical provision of community facilities and services, such as quality recreational facilities, affordable utilities, and responsive Police, Fire, and EMS services.

5. To encourage long-range economic development and planning policies.

6. To assist in selecting and applying for state and federal grant programs that would benefit the City of Bedford.

7. To preserve the historic and aesthetic character of Bedford's unique and historic properties.

8. To promote the safety, prosperity, health, morals, and general welfare of Bedford residents.

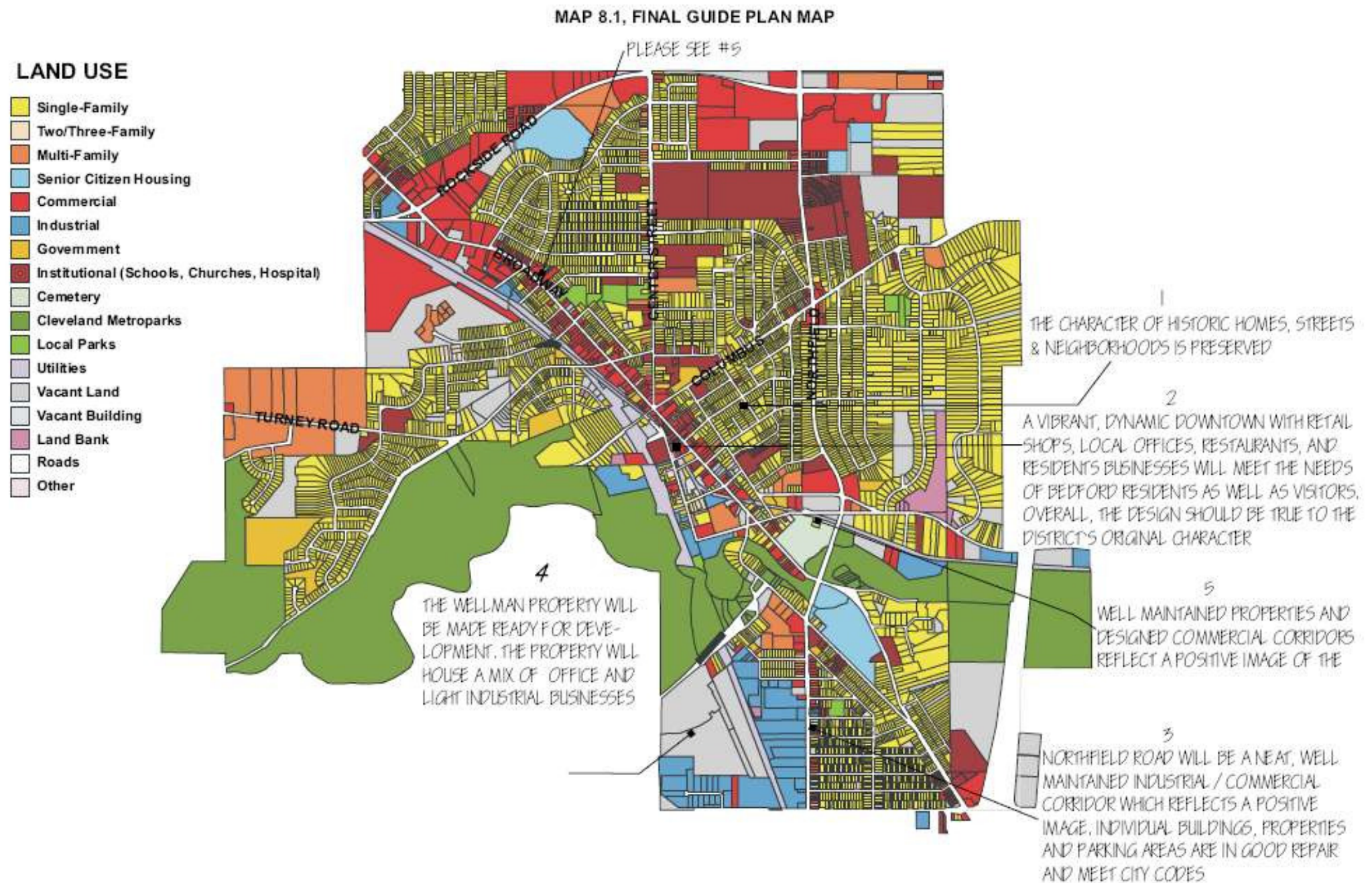


The City of Bedford, Ohio

The Planning Process

The planning process utilized the 1999 plan as a basis of where to begin. The process consisted of analyzing the existing conditions of Bedford, and working with city staff and elected officials to develop a variety of future initiatives. Throughout the process, public and private officials, business owners, and citizens were involved and will have access to the plan in the future.

The 1999 Master Plan made several recommendations. Many of the Plan's goals such as the remediation of the former Brush-Wellman site (now the Tinker Creek Commerce Park) and revitalization of the downtown have been met. Other recommendations like the Northfield Road corridor improvements and promoting better access to the Tinker's Creek area have not been met. This Plan update helps to keep these initiatives alive and offers up other proactive ideas and initiatives, many of them in visual format.



The City of Bedford, Ohio

Major Initiatives of the Plan

Several ideas surfaced during this Master Plan update.

These ideas, coined “future initiatives” are:

1. Automile Gateways

Automile Gateways were proposed to enhance the image of Northeast Ohio’s largest collection of car dealerships. These gateways will function as a decorative feature as well as directional signage to improve the shopping experience of the Bedford Automile.

2. Recreations Trails

The Bedford Reservation, adjacent to the City, is part of the Cuyahoga Valley National Park. This Cleveland Metropark offers trails and picnic areas, and includes Shawnee Hills Golf Course as one of its attractions. An initiative has been proposed to improve the linkage between the residential areas and downtown to the adjacent national park, The Buckeye Trail, and Towpath Trail System.

3. Improved Gateway Signage

Gateways into the city act as a front door. Improving Bedford’s Gateway Signage will enhance the city’s image and will promote growth and redevelopment.

4. “Presidential” Neighborhood Banners

Bedford is home to a historic residential neighborhood known as the “Presidential” District. Adding banners along streets within this district will enhance the area and promote a sense of pride. Banners should be pursued in other neighborhoods as well.

5. “Keep Bedford Green” Banners

More than 20% of Bedford is reserved as park and open space. Because of this, Bedford has an overwhelming amount of mature trees. “Keep Bedford Green” Banners will embrace this quality and continue efforts to protect it.

6. Neighborhood Branding Concepts

When Bedford was established as a residential community, pockets of development began to pop up throughout the city. Each neighborhood has its own identity with different characteristics that should be recognized and embraced by its residents. This could be accomplished through neighborhood branding by using banners, street signs, columns, and neighborhood associations.

7. Waste Water Treatment Plant Improvements

The WWTP was constructed in 1937 and is located on the south-western edge of town. Even though numerous expansions and modifications have taken place over the years, additional improvements need to be made.

8. Water Line Improvements

Bedford currently maintains over 50 miles of water lines. Some of these lines are nearly a century old and need to be replaced. In some locations the pressure is too high and can cause serious problems.

9. Sanitary Sewer Improvement Areas

Over 50 miles of sanitary sewer are maintained by the City. Most of the outfalls discharge into Tinker’s Creek. Collapsed sewer mains have caused a major flooding problem. Other sewers pass through contaminated sites which raises much concern.

10. Rail Crossing Issues

Railroad tracks bisect the City and cause serious safety service problems when responding to an emergency. When trains are using the tracks in certain locations, response times could increase due to the limited access to neighborhoods south of the railroad tracks.

11. Overlay Zoning District Streetscape Enhancements

To improve the appearance and overall appeal of the City, key locations have been highlighted for possible streetscape enhancements. These locations include the Automile, Broadway Ave. (north of Columbus Ave. and between the railroad and Northfield Rd.) and Northfield Rd. (south of Union St. to Forbes Rd.)

12. Potential Roundabout

Roundabouts are generally accepted as being a safer alternative to traditional traffic signals, primarily due to the reduction in potential conflict points between vehicles. Roundabouts can also offer 30 percent higher capacity than traditional traffic signals. The Columbus Rd./Center Rd./Broadway Ave. intersection should be studied for a Roundabout due to the high volume of traffic and 6 point intersection.



The City of Bedford, Ohio

13. Zoning Changes

There has been no comprehensive review of Bedford's zoning in recent years. In result of this, sporadic rezonings have occurred. An updated zoning ordinance and map could help the City's revitalization efforts. Key zoning initiatives would help to better enhance the economic prosperity of the Automile, Downtown, and Willis Road area.

14. Redevelopment Areas

A majority of Bedford is developed. This allows for under-utilized areas to be redeveloped to ensure additional growth and commerce to the City. Areas for redevelopment considerations are highlighted in the future initiatives map.

15. Brownfield Remediation

Once an undeveloped Brownfield site, Tinkers Creek Commerce Park is becoming a thriving commercial development. In addition to this development, Bedford has two other sites to be remediated including the existing brownfield adjacent to the Commerce Park and Industry Dr., and property located on Solon Road east of I-271.

16. Infill Development

Like redevelopment areas, infill development areas would provide growth and commerce to the City. These areas include land adjacent to Egbert Rd. and Tinkers Creek Commerce Park and a site near the Automile with limited access due to the adjacent railroad tracks.

17. Improved Access to Tinkers Creek-Krick Road Area

Access to the existing Tinkers Creek-Krick Rd. area should be upgraded to improve access to I-271 and therefore help to promote the site's economic livelihood.

18. Rail Quiet Zones

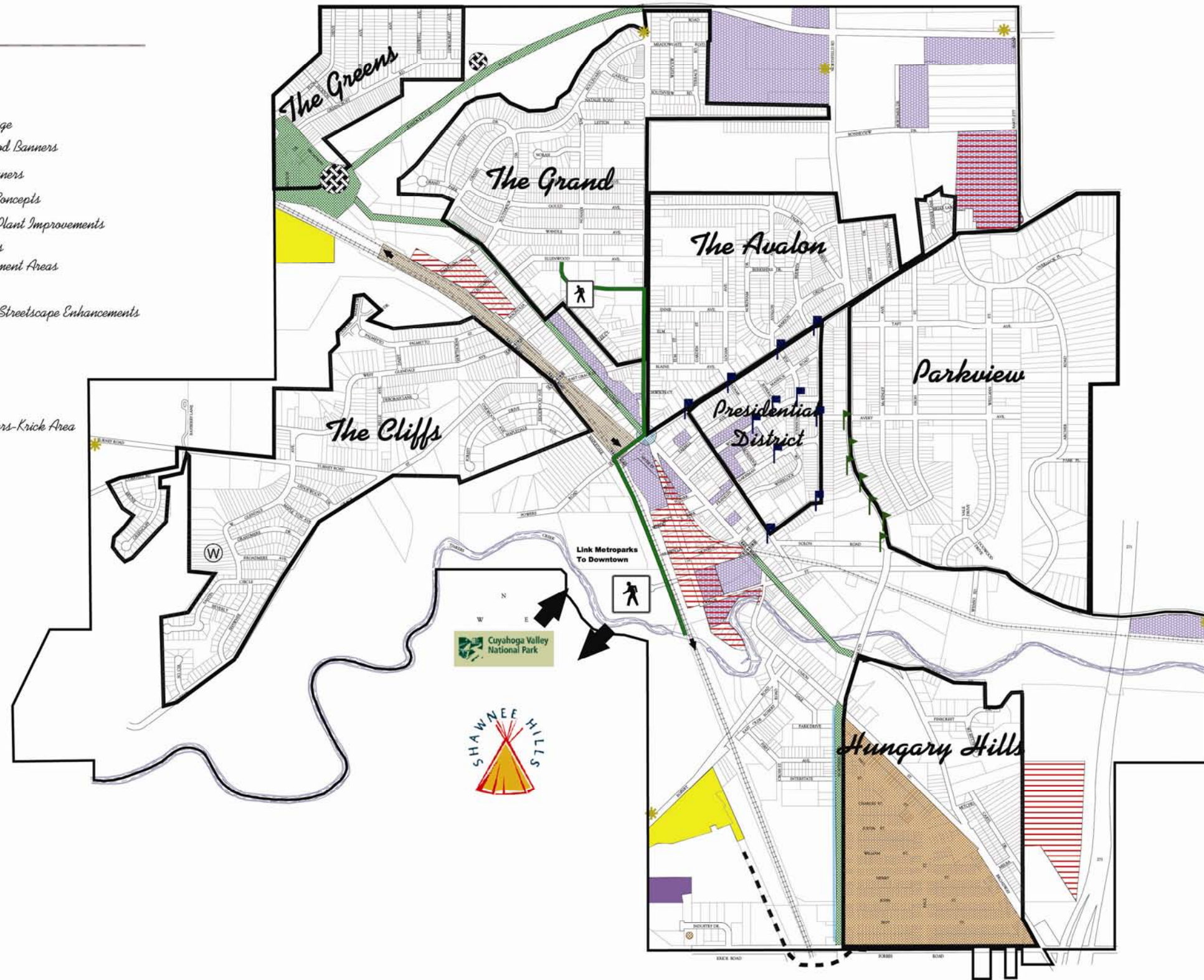
The railroad, which cuts through the center of Bedford, creates an unpleasant atmosphere to adjacent residential neighborhoods. City officials have been in negotiations with railroad representatives to reduce the noise pollution in these areas.



The City of Bedford, Ohio

Legend

- Corp Limits
- Automobile Gateways
- Recreation Trail
- Improved Gateway Signage
- "Presidential" Neighborhood Banners
- "Keep Bedford Green" Banners
- Neighborhood Branding Concepts
- Waste Water Treatment Plant Improvements
- Water Line Improvements
- Sanitary Sewer Improvement Areas
- Rail Crossing Issues
- Overlay Zoning District- Streetscape Enhancements
- Potential Roundabout
- Zoning Change
- Redevelopment Areas
- Brownfield Remediation
- Infill Development
- Improved Access to Tinkers-Krick Area
- Rail Quiet Zone



City of Bedford Master Plan Update, 2007

Future Initiatives



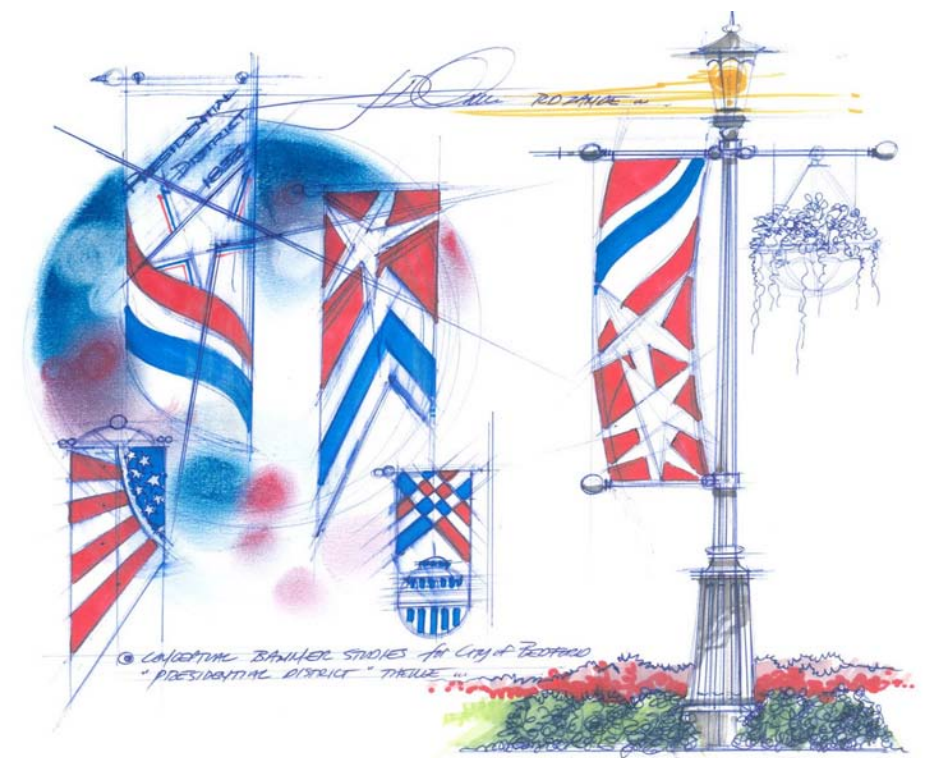
R.D. Zande & Associates

Comprehensive Master Plan – Executive Summary



R.D. Zande & Associates

Population and Demographics



The City of Bedford, Ohio

Introduction

When the Census 2000 results were tallied, another picture was painted in Bedford: The community was continuing to become more diverse, with its residents living longer, driving farther to work, and attaining more economic prosperity. Households continued to shrink, as the children of the largest generation- the baby boomers- reached the age to move away to attain opportunities of higher education or to rear families of their own. Conversely, almost 900 Bedford residents ages 60-70 left during the Nineties to retire elsewhere.

Planning Issues

Some of Bedford's socioeconomic and demographic trends will continue to raise additional planning concerns and will require city and public officials to address these concerns when devising public policies and programs. For the city to stay responsive to these trends of aging and diversity, existing city services may require tweaking to ensure the existing quality of life of residents is maintained, as well as the costs of providing city services. It is recommended that this demographic section of this Plan be updated with the completion of the next decennial census.

Some of Bedford's demographic trends are:

1. Only 8 communities in Cuyahoga County have increased in population. Bedford is down in population by roughly 700 residents.

2. Bedford is above average in Cuyahoga County for number of renter-occupied units (13 of 58 communities)
3. Home purchase loans denied to residents has doubled since 1995. The same is true for home improvement and home refinance loans.
4. Over 55% of the City's foreclosures since 1976 have occurred in the last 6 years.
5. There has been an increase of female-headed households.
6. Births to Bedford's unmarried females has more than doubled since 1990 (15% to 32%)
7. Bedford's population is aging. Since 1970, the median age of Bedford residents has increased by ten years. Bedford's base of residents 65 years and older increased one percent, while the county average decreased. Most importantly, Bedford's base of residents 70 and older increased more than 42% since 1990, while Bedford residents over 80 increased 133%.
8. Bedford's diversity of non-Caucasian residents has increased 300% or more, from 4.3% in 1990 to 19% in 2000.

9. Bedford residents' travel time to work, as reported by workforce, is down and it appears that residents are working closer to home.

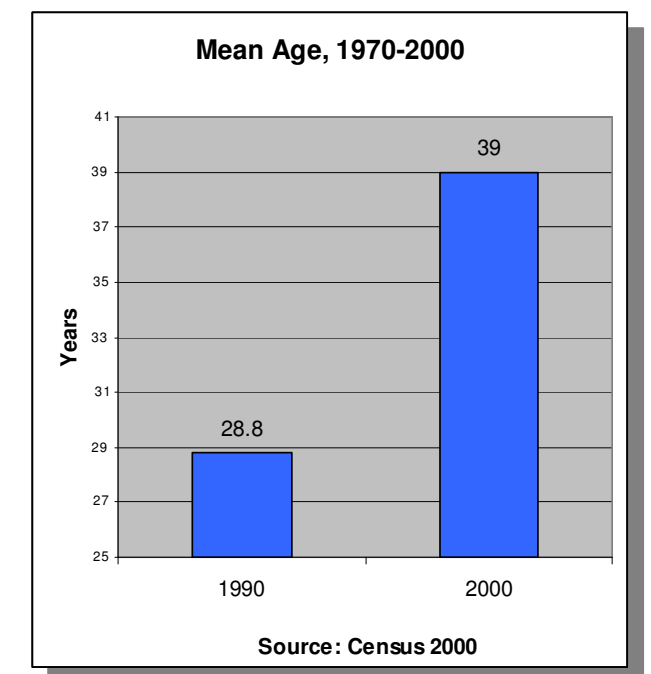
Existing Conditions and Trends

General Characteristics

According to the 2000 Census, there were 14,214 people, 6,659 households, and 3,682 families residing in Bedford. The population density was 2,653.3/mi². There were 7,062 housing units at an average density of 1,318.2/mi².

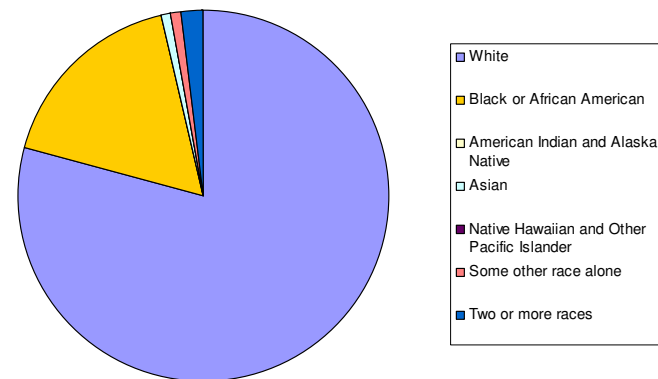
The Census 2000 recorded Bedford's population distribution to be as follows: 20.5% under the age of 18; 6.9% from 18 to 24; 33.0% from 25 to 44; 20.9% from 45 to 64; and 18.7% who were 65 years old or older. For every 100 females there were 89.3 males.

In 2000, the median age for Bedford residents was 39 years, up 10.2 years, or 35% since 1970 when the mean age was 28.8 years old.



The City of Bedford, Ohio

Racial Composition, 2000



Bedford's racial compositions was 79% Caucasian, 17.63% African American, 1.08% Asian, 1.07% Native American, and less than 0.5% from other races.

The percentage of Hispanic or Latino of any race was 1.07% of the population.

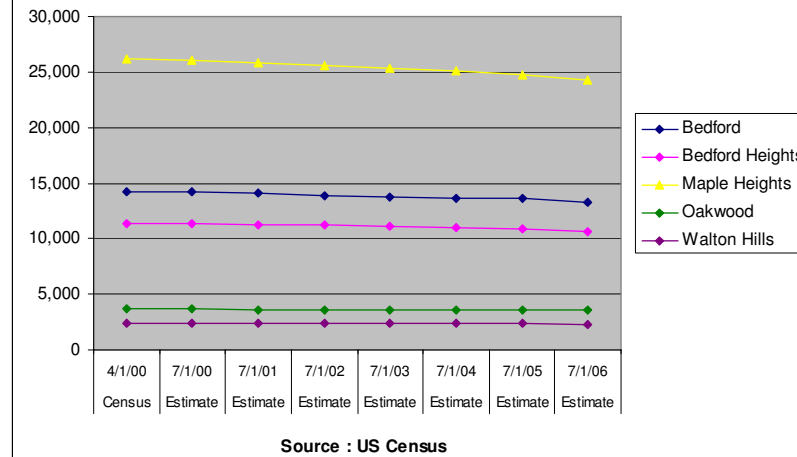
There were 6,659 households of which 23.1% had children under the age of 18 living with them, 39.4% were married couples living together, 12.1% had a female householder with no husband present, and 44.7% were non-families. Overall, 39% of all households were made up of individuals and 16.2% had someone living alone who was 65 years of age or older.

Population

Population estimates prepared by the US Census in 2007 highlight the continual trend of population loss in Cuyahoga County. This trend of declining population was not exclusive to just a few communities, but was seen in most communities. Bedford lost more than 600 residents from 1990-2000 largely due to the exodus of residents in the age groups of 20-34 and 60-70.

Only the political subdivisions of Broadview Heights, Highland Heights, North Royalton, Olmsted Falls, Solon, and the Village of Glenwillow have experienced a

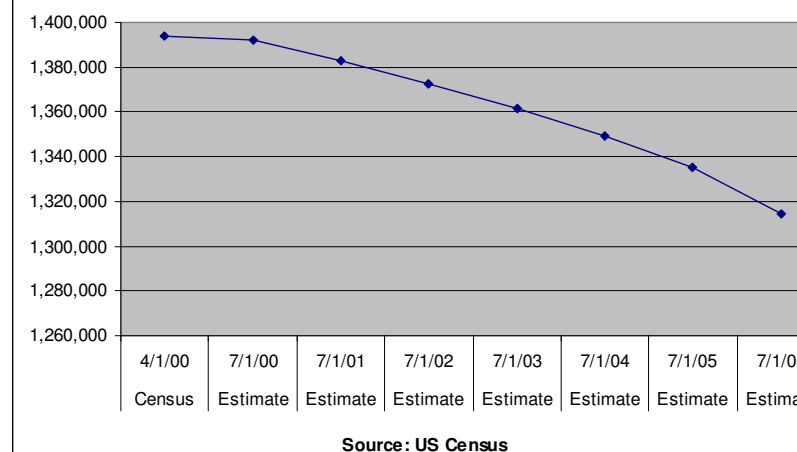
Population Estimates, Bedford and Adjacent Communities, 2001-2006



population increase since the 2000 Census, and marginal increases at best. Population estimates also have Cuyahoga County declining another 6% since 2000.

Bedford and the adjacent communities that comprise its school district also experienced a population decline. Since 2000, the City of Bedford's population has decreased 6.3%; since 1990, Bedford's population has decreased 10.1%.

Cuyahoga County Population Estimates, 2001-2006



Income

The median income for a household in the city was \$36,943, and the median family income was \$47,142. Males had a median income of \$36,524 compared to that of \$27,851 for females.

Median household income (MHI) in Bedford has decreased (since 1989) by 5.4%.

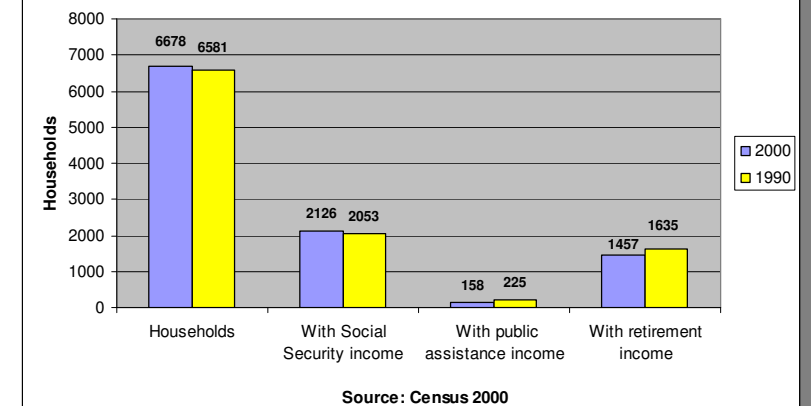
Only one other

community, Beachwood had a higher decrease (7.1%). The county and Cleveland's MHI since 1989 have increased.

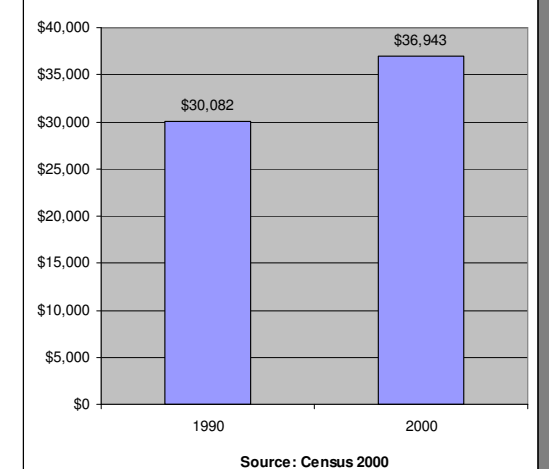
Bedford's per capita income in 2000 was \$20,076. About 5.5% of families and 7.6% of the population were below the poverty line, including 9.2% of those under age 18 and 8.1% of those age 65 or over.

More residents reported in 2000 being on social security income than in 1990. With the aging of the baby boomers, it is expected that this number should increase markedly.

Source of Income



Median Household Income, 1990-2000



The City of Bedford, Ohio

Social Programs

Single parent ADC/TANF recipients have slightly decreased since 1999, from 145 to 92 recipients. However, the lack of recipients is probably more due to lack of funding, not the lack of requests and/or qualifying recipients. In general, the overall number of recipients countywide has drastically decreased due to a lack of program funding.

The number of assistance groups receiving food stamps has more than doubled since 1999, when there were 206 recipients.

In 2007, 541 assistance groups received food stamps. In January 2007, 83 of every 1000 Bedford residents received food stamps. In January 1999, 27 of every 1000 Bedford residents received food stamps.

In addition, in January 2007, 118 of every 1000 Bedford residents received Medicaid. In January 1999, 38 of every 1000 Bedford residents received Medicaid and the number of recipients is up 210%. This is a result of combination of a growing aging audience and an increasing poorer population.

In fact, while percentage of all county Medicaid recipients increased from 100 residents per 1000 in 1999 to 169 residents per 1000 in 2007, the increase for the study cluster (Bedford Heights, Bedford, Maple Heights, Walton Hills, and Oakwood) was substantially more than recorded in Cuyahoga County (37.4%), from 63 residents per 1000 in 1999 to 160 residents per 1000, an increased of 154%.

Education

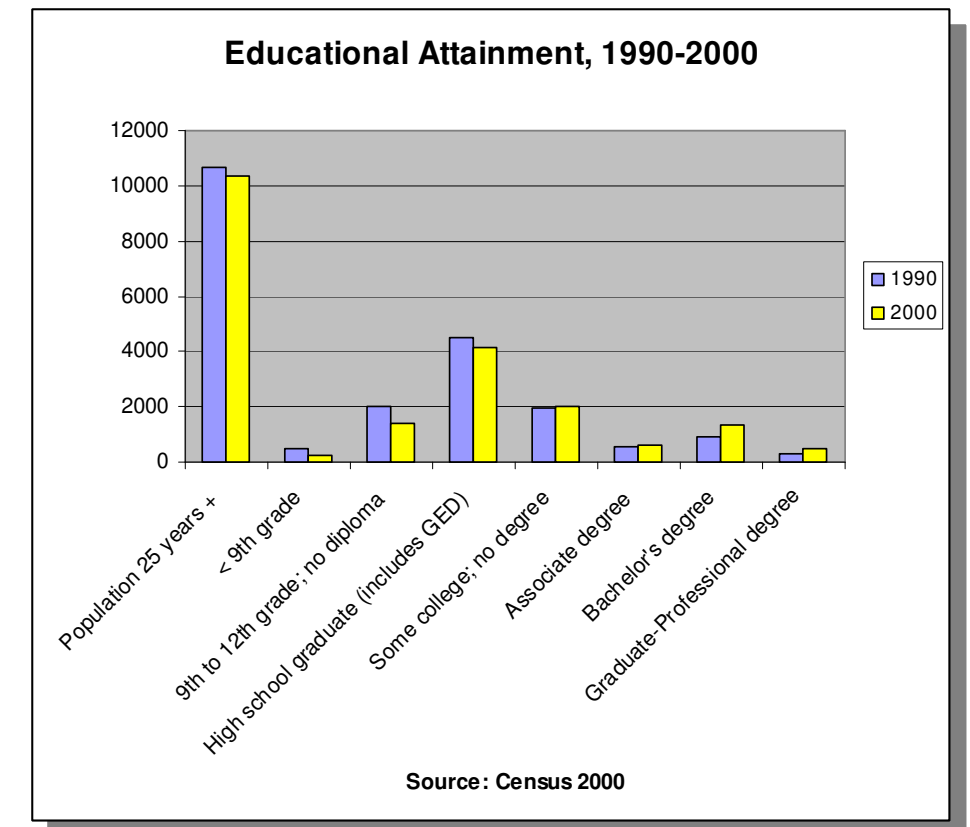
The overall educational attainment of Bedford resident's increased during the 1990's. According the 2000 Census, residents became more educated than their peers in the previous decade.

Fourteen percent more resident's 25 years and older reported having associates degrees, while residents with Bachelor's degrees increased 41%. The percentage of residents with professional and graduate degrees increased 60%.

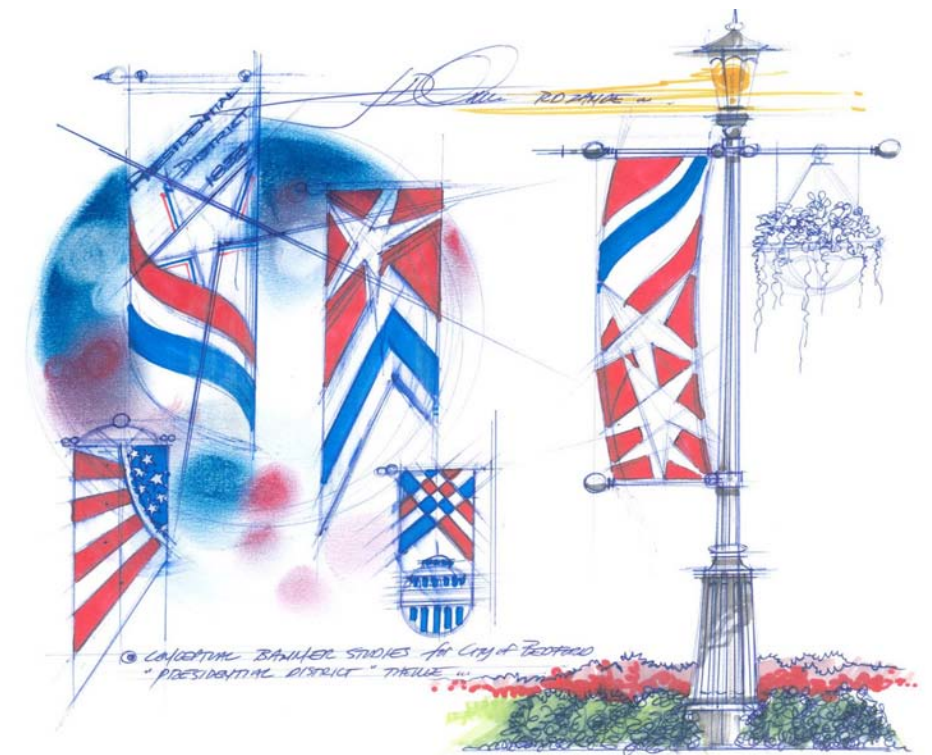
However, the performance of the students in the Bedford School District during the 2005-2006 school year put the district in 26th place (the county has 31 school districts).

The school district met or exceeded 2006 attendance and graduation rate performance standards, but failed reading, math and overall performance categories. Other school districts in the county labeled under the "continuous improvement" category include: Euclid (7/25 academic standards) and Maple Heights (6/25 academic standards).

Overall, the Bedford School District was given a "continuous improvement" mark because its students only met or exceeded 8 of 25 academic standards for the 2005-2006 school year. Its 2007 District Improvement Status, based upon these 2005-2006 standards, is "At-Risk."



Community Survey



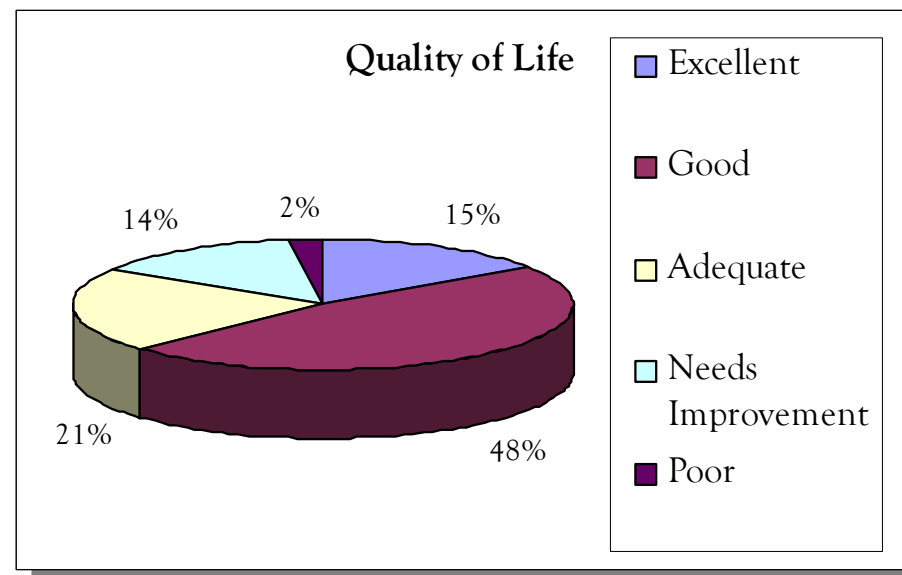
The City of Bedford, Ohio

Introduction

A community survey was developed and customized by city officials to help augment this planning process. Because of budgetary constraints it was decided to select a random sample of residents by ward and street. Four hundred and eighty surveys were hand delivered by city staff and approximately 142 were returned, or 30%.

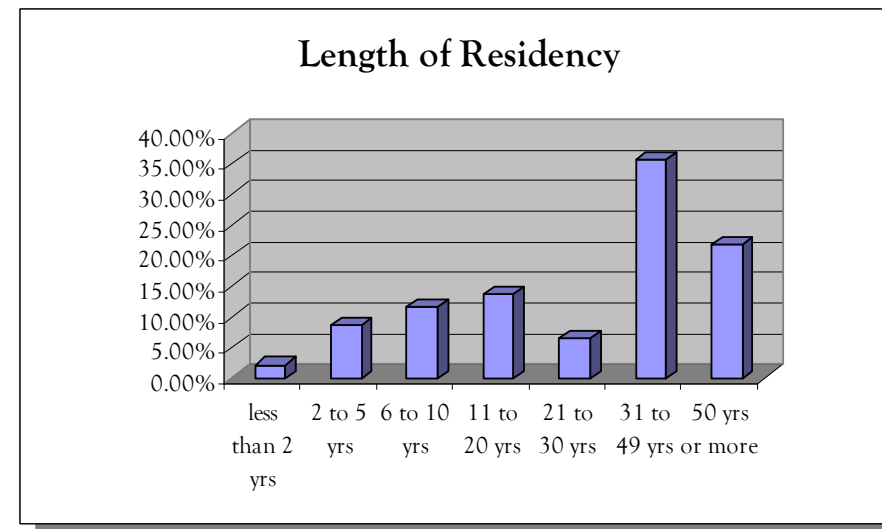
The Survey Results

The survey shows that the quality of life in Bedford is “Good”. In fact, 48 percent of the residents who were surveyed said that was the case. Fifteen percent of the surveyed residents said their quality of life was “Excellent”, compared to only 2% who said it was “Poor”. While 21% said their quality of life was “Adequate” and 14% “Needs Improvement”.



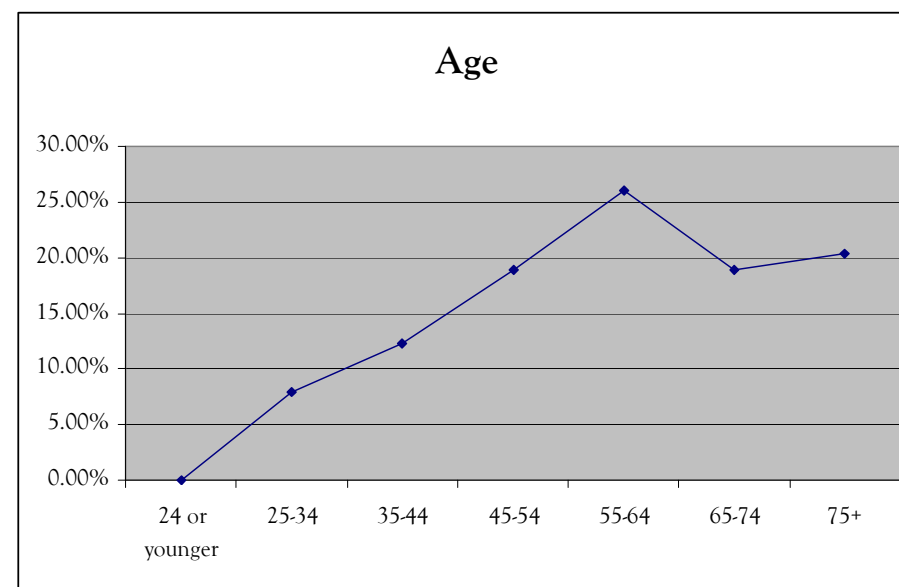
A majority of Bedford residents surveyed have lived in Bedford for over 30 years. In fact, 21% of the surveyed residents have lived in Bedford for 50 years or more. The

largest amount of residents surveyed have lived in Bedford between 31 and 49 years. Less than half of the residents



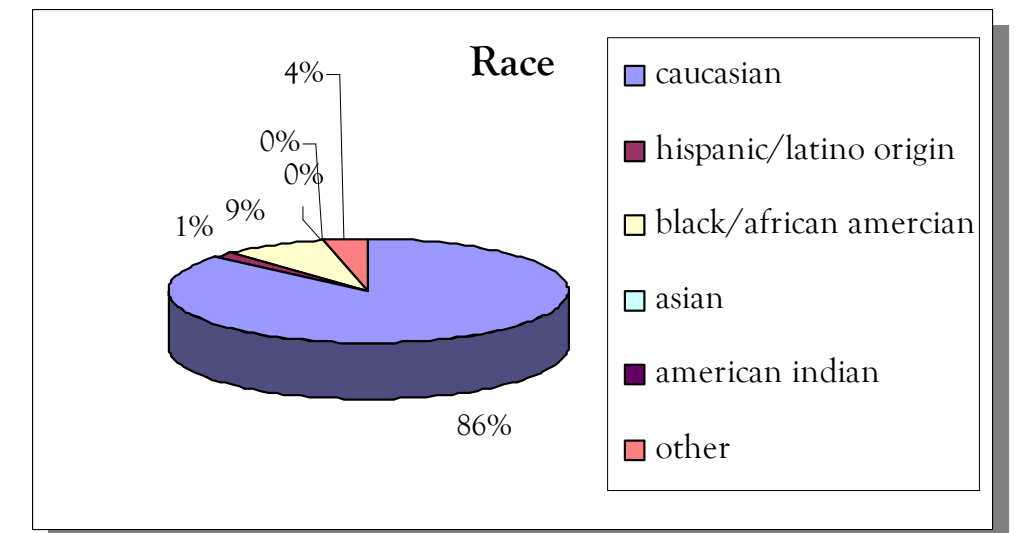
surveyed have lived in Bedford for less than 30 years. Six percent of residents lived in Bedford for between 21 and 30 years, 13% for 11 to 20 years, 11% for 6 to 10 years, 8% for 2 to 5 years, and 2% for less than 2 years.

The age of the surveyed residents varies greatly. The largest amounts of surveyed residents were in the 55 to 64 age category with a quarter of the population surveyed. Next was



the 75 and older age group with 19% of the surveyed residents. 18 percent of population was between 45 to 54 and 65 to 74 age groups. The smallest age group was the 35 to 44 and 25 to 34, with 12% and 8% respectively. There was not one surveyed resident under the age of 24.

The race of the surveyed residents does not vary nearly as much as the resident's age. Caucasians make up 86% of the surveyed residents. The other 14% are African American with 9% of the population, 4% other, and 1% Hispanic. There were no Asian or American Indians surveyed.

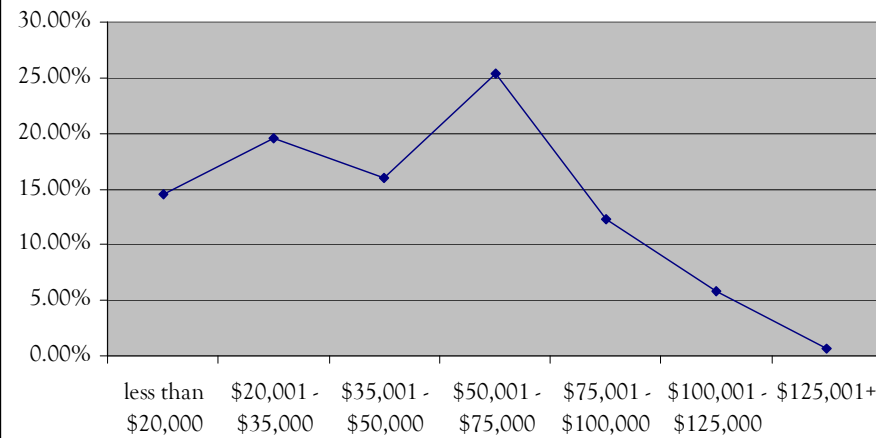


The household income of the surveyed residents of Bedford varies as much as the residents age. Twenty-seven percent of the surveyed resident's household income is between \$50,000 and \$75,000. The next highest percentage is the \$20,000 to \$35,000 category. Household income between \$35,000 and \$50,000 makes up for 17% of the surveyed residents, while 15% of household incomes are under \$20,000. Household incomes above \$75,000 are a much smaller percentage. Thirteen percent of the residents surveyed have household incomes are between \$75,000 and



The City of Bedford, Ohio

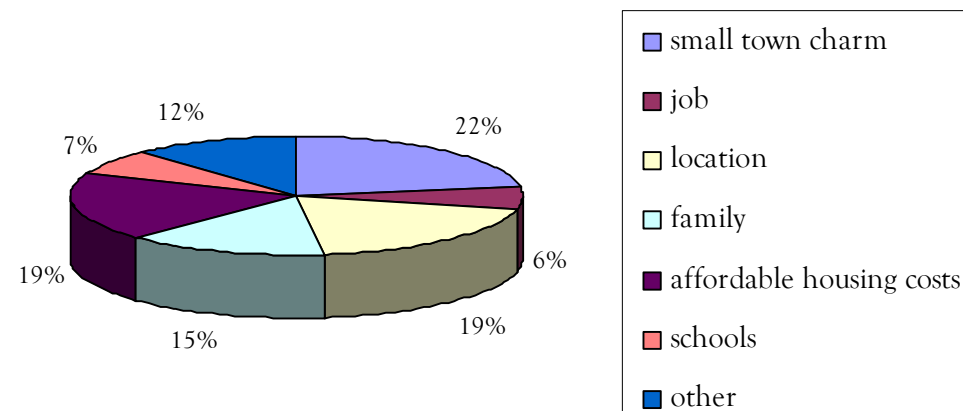
Household Income



\$100,000 and 6% are between \$100,000 and \$125,000. Only 1% of the Bedford residents surveyed have a household income of over \$125,000.

There are many reasons for people to move to Bedford. The largest reason why people moved to Bedford by the surveyed residents is the small town charm, which received 22% of the vote. The next most popular reason for moving to

Reason for moving to Bedford

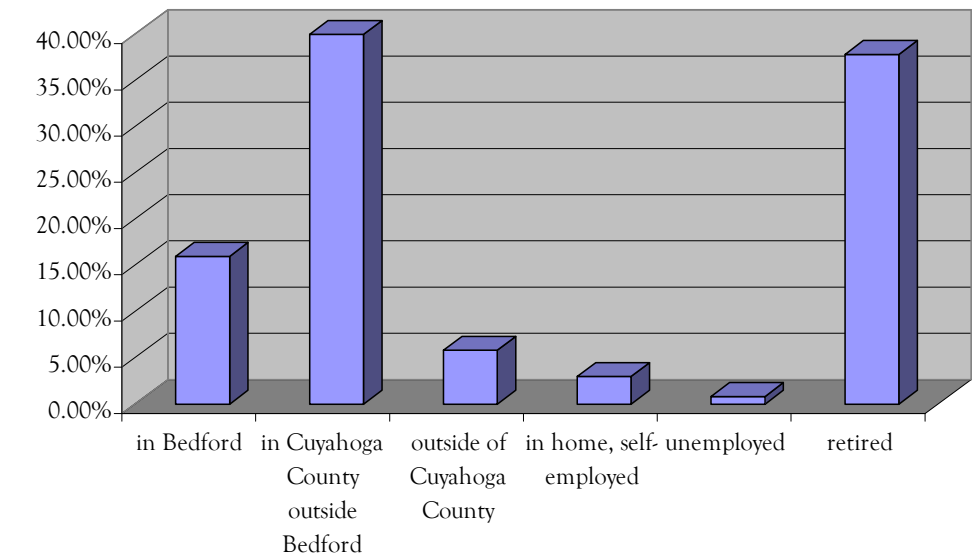


Bedford is location and affordable housing cost, which both received 19% of the vote. Family was also an important. Fifteen percent of the surveyed residents believed this to be true. Schools and jobs were less important to the surveyed residents with 7% and 6% respectively.

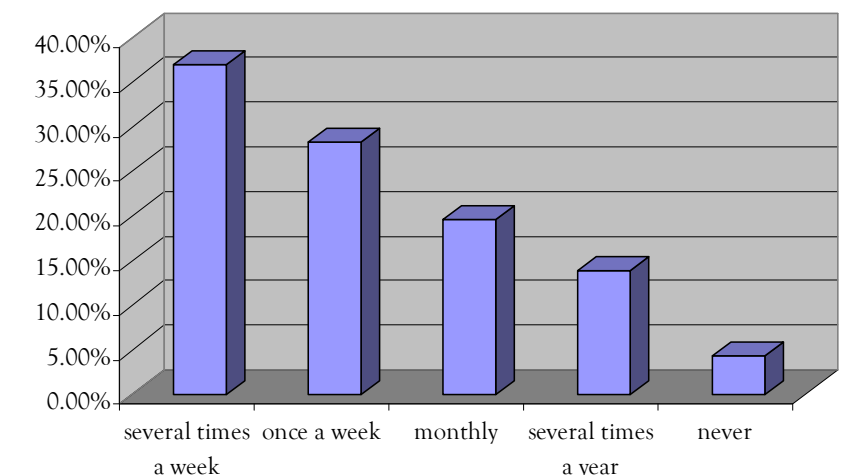
Many Bedford residents are retired. In fact, 37% of the residents surveyed are retired. But 38% of all residents and the majority of employed residents work in Cuyahoga County, but outside of Bedford. Residents who work in Bedford account for 15% of all surveyed residents. Six percent work outside of Cuyahoga County and 3% are self-employed. Only 1% of all survey residents are unemployed.

In the last few years, Bedford has made an effort to bring shopping back to the downtown area. There is still more work to be done by the response in the downtown service ratings. Although, 37% of residents surveyed say they shop in Bedford several times a week and 27% shop at least once a week. Nineteen percent of Bedford residents shop once a month and 13% shop several times a year. Only 4% of surveyed residents do not shop in Bedford.

Place of Employment



Shopping in Bedford

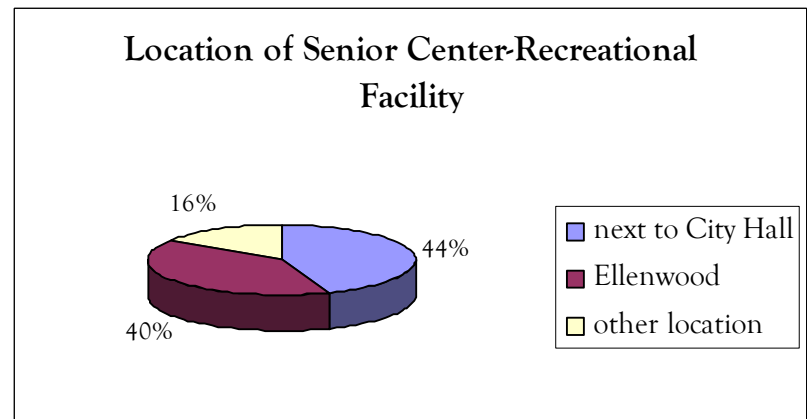
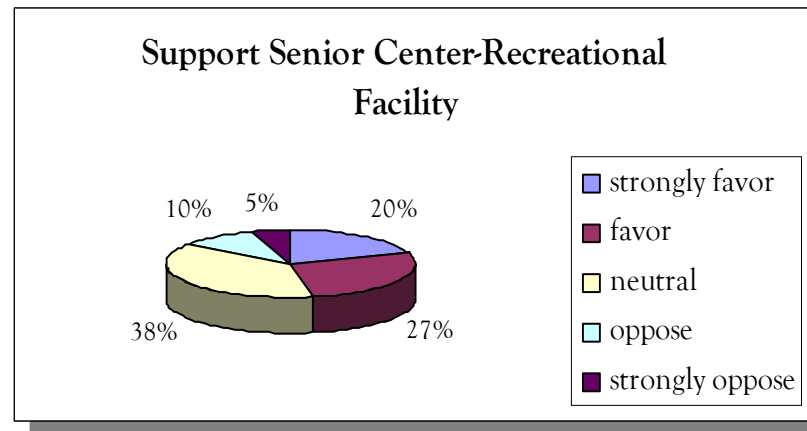


The City of Bedford, Ohio

Although Bedford has a large senior citizen population, the city does not have a facility designated to seniors needs. Residents were surveyed to see if there was enough support favoring a senior center. Thirty-seven percent of residents do not favor nor oppose supporting a senior center. 27% and 20% favor and strongly favor a senior center, respectively. Lastly, 10% and 5% oppose and strongly oppose a senior center, respectively.

The 57% of the residents who support a senior center were asked, "Where should it be located?" The results were nearly split between next to City Hall and Ellenwood, with 44% and 40%, respectively. Sixteen percent believe it should be located in another location.

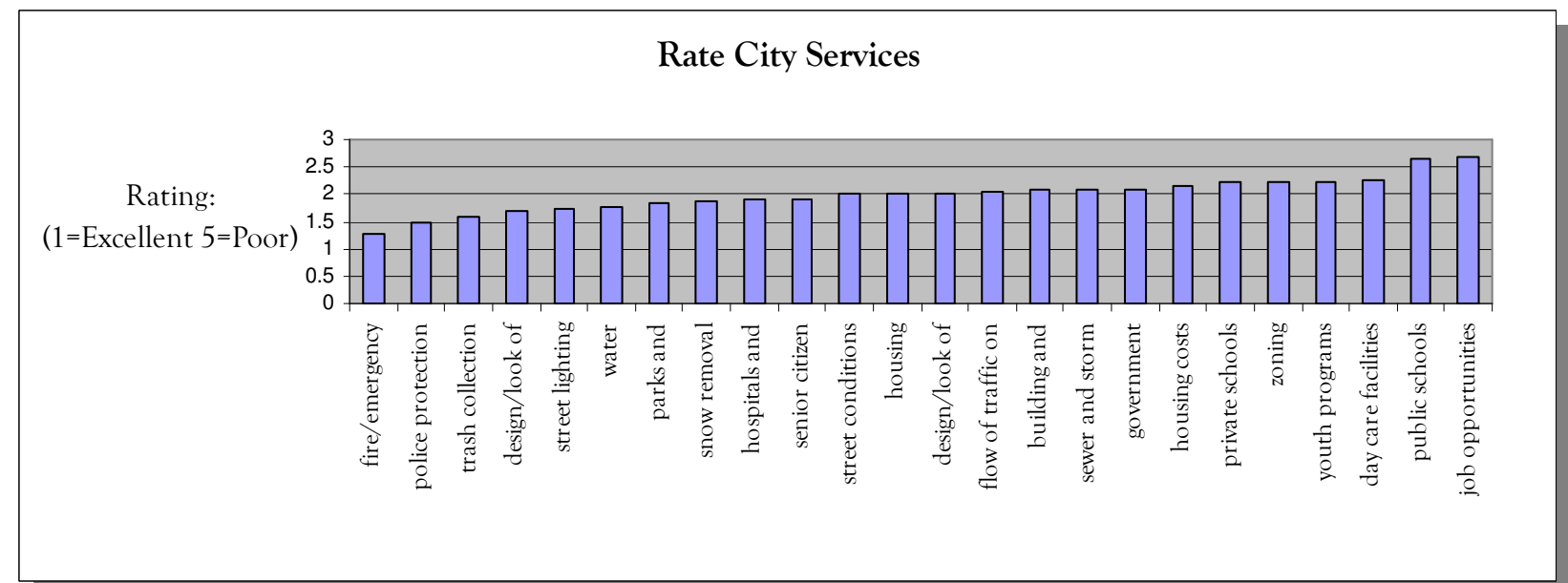
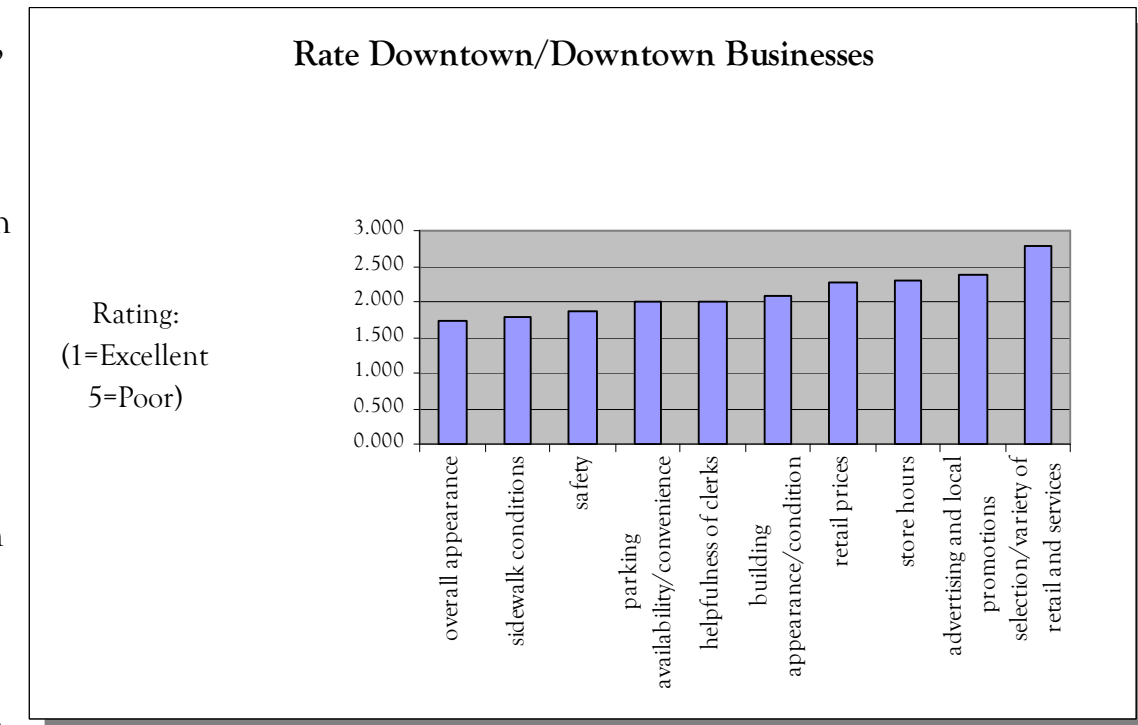
Bedford residents were asked to rate the city's services from 1 to 5, 1 for excellent, 5 for poor. Of the 18 service surveyed, all services received a 3 rating or better. Services receiving a 2 rating or better included fire/emergency, police protection, trash collection, snow removal, street conditions, street lighting, water, parks and recreation, senior citizen amenities, hospitals, housing availability, housing design/look, and Automile design/look.



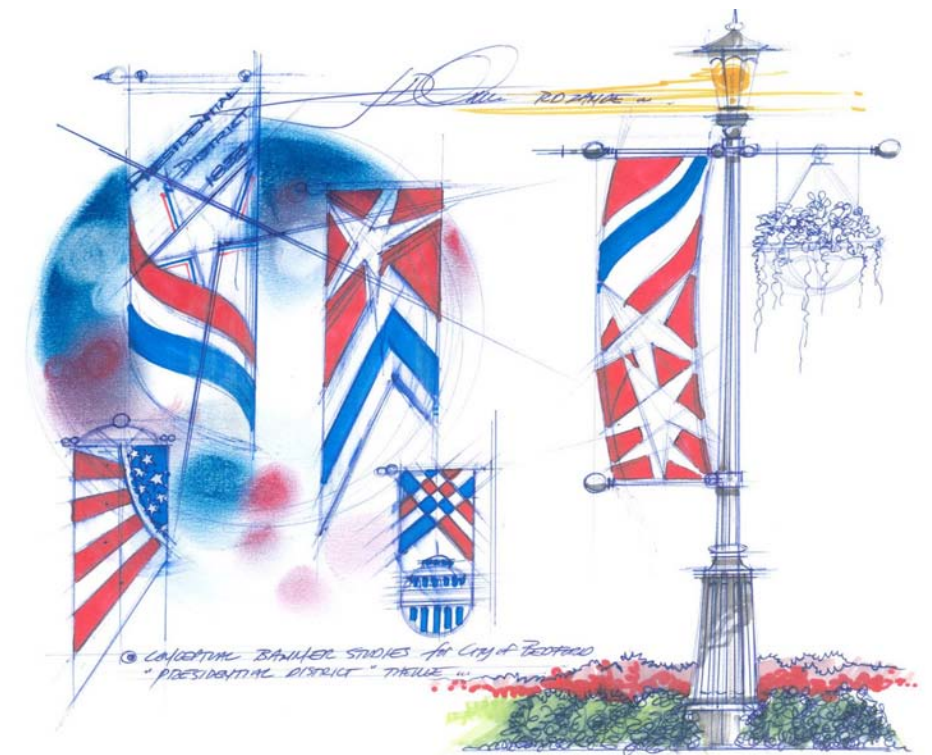
better include advertising, retail prices, store hours, and building appearance and condition. Selection and variety of retail and services was the only category that received over a 2.5 rating.

Services receiving a 2.5 rating or better are sanitary and storm sewer, building/design, zoning, government, youth programs, private schools, day care facilities, housing costs, and flow of traffic on the Automile. Services receiving a 3 rating or better include job opportunities and public schools.

Residents were also asked to rank Bedford's downtown experience on a scale from 1 to 5. Again, each category received a 3 rating or better. Services with a 2 rating or better include helpfulness of clerks, safety, sidewalk circulation, parking, and overall appearance. Services receiving a 2.5 rating or



Focus Areas



The City of Bedford, Ohio

Economic Revitalization

Introduction

Remaining competitive in today's global market requires proactive planning. This can be done through developing a clear economic development strategy that is focused, realistic and anticipates the needs of businesses and residents. Economic development in Bedford is facilitated primarily through the City's economic development and community planning department, with assistance from the building department. The Building Department oversees the City's planning commission.

Planning Issues

Because Bedford has limited land resources left for development, the most promising type of growth will derive from the redevelopment of developed areas. This action is already in play in several areas of the City, with the new Super Wal-Mart currently being developed and with the recently-mitigated Tinker's Creek Commerce Park, a former brownfield and a 2007 recipient of HUD's Community Planning and Development Division's award of excellence.



The former Taylor Chair site will also be home to 15 buildings with 53 condominium units priced beginning at \$195,000. Each building will house four or five units.



City officials are also addressing the very important issues such as business attraction and retention issues. In August 2007, the city signed an agreement with the Cleveland Division of Water. According

to the agreement, the city will receive a discounted rate on water purchased from Cleveland. In return, if a business with a payroll of \$500,000 or higher moves from Cleveland to Bedford, or vice versa, the cities will share half the income taxes for five years.

Other planning issues that pertain directly to the City's ability to proactively promote economic development include:

- ✓ Ensuring adequate infrastructure to City residents and utility users. This would include competitive rates and little or no interruption of service. City officials indicated that 35 or more waterline breaks have occurred in 2007 to date, which is more than year-end 2006 numbers. Future disruption in utility service could dampen economic development recruitment and retention efforts.
- ✓ Developing a Citywide geographic information system (GIS) to catalog the city's inventory of resources, infrastructure, parcels, and assets. Such a system would also assist city officials in finding

the most promising parcels to promote and revitalize.

- ✓ The effects HB 66 and the elimination of the personal property tax on Bedford's school system. The City is expecting a \$500,000 or more shortfall in 2007 alone. When the tax is completely phased out in 2009, the loss of income to the school district could be dramatic. Over \$13.2 million dollars of personal property taxes were generated in Bedford in 2005. Only Berea and Cleveland/University Heights had more personal property taxes in 2005 than Bedford.
- ✓ Allocating additional resources to the community planning and economic development process. Communities that are the most successful in developing proactive planning and development practices are those communities that fund these programs. Examples in Cuyahoga County include Shaker Heights, Rocky River.
- ✓ Effectively managing the increased traffic congestion that follows retail development and economic growth. Traffic congestion was a noted issue at the six point crossroads in Bedford's downtown.

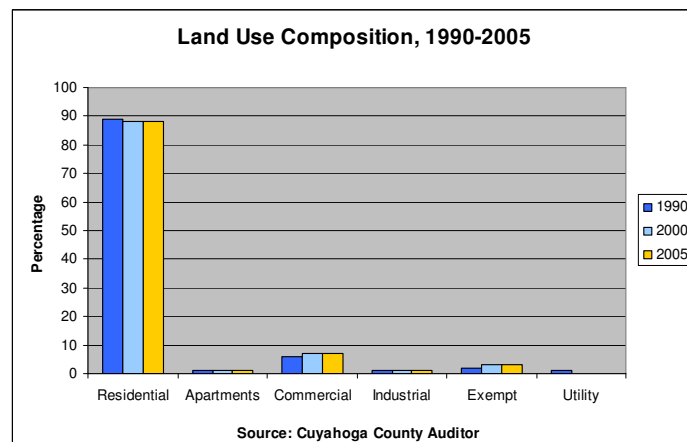
Comprehensive Master Plan – Economic Revitalization



The City of Bedford, Ohio

Conditions and Trends

The Bedford community is primarily a bedroom community that's comprised of 88% residential uses, one percent apartments, seven percent commercial, one percent industrial, and three percent exempt uses (as of 2005). With the exception of a 13.4 % increase in commercial parcels since 1990, land uses in Bedford have remained relatively unchanged for decades. Today, the community is within a few hundred acres of complete build out (with the exception of land reserved for parks and open space).



Because of Bedford's limited room to expand, its most promising growth will come from redevelopment and infill development. Approximately 15% or more of Bedford is owned by the board of park commissioners.

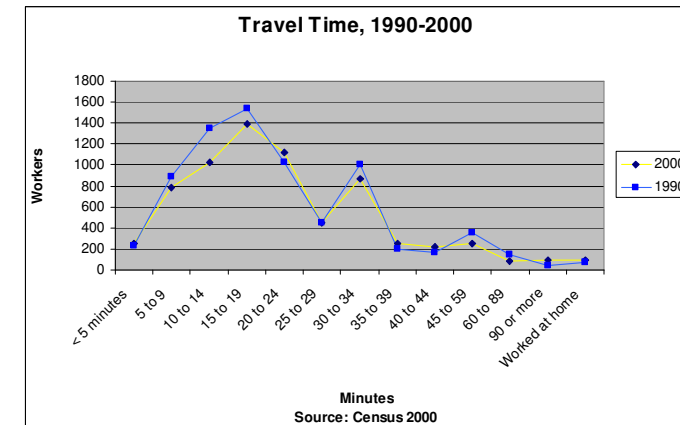
Bedford's employment composition has changed since 1990 with declining employment opportunities in the manufacturing, wholesale trade, and retail sales. This trend is also common in Bedford's contiguous communities. These communities have collectively lost over 2100 jobs or more since 1990. The City of Cleveland also experienced declining jobs since 1990, while the employment opportunities increased by over 4,900 since 1990.

However, Bedford's manufacturing base is better than county average, largely due to the presence of Ben Venue Labs. An increase of retail jobs should also transpire with

the opening of the Super Wal-Mart, and the Tinker's Creek Commerce Park remains another promising conduit for job growth if marketed properly.

Daily commutes for Bedford workers have remained generally the same since 1990 for workers driving more than 30 minutes to work.

However, it appears that more workers are employed closer to home. The decrease in driving times could be due an aging workforce working closer to home in limited roles or that employees are capitalizing on job opportunities across county lines in Medina, Summit or Geauga counties.



program is negotiated on a case-by-case basis in the same fashion that the CRA and EZ programs are handled. The city also utilizes county, state and federal programs to promote economic development and revitalization projects.

Bedford Consumer Profile

Top Tapestry Segments were developed by ESRI, the Environmental Systems Research Institute to compare and

dissect a community's populace and consumer base. Bedford's top three consumer tapestries are:

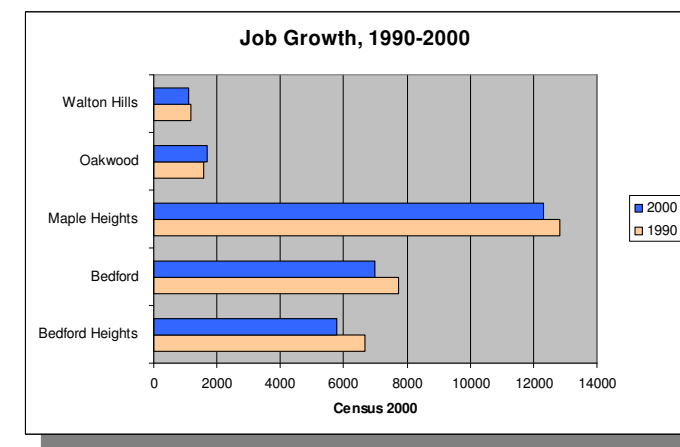
Simple Living

Simple Living neighborhoods are found throughout the U.S., in urban outskirts or suburban areas. Half of the households are occupied by singles, living alone or sharing housing, and 32 percent consist of married-couple families. The median age is 40.1 years. Almost one-third of householders are aged 65 years or older, and 19 percent are aged 75 years or older. Housing is a mix of single-family dwellings and multi-unit buildings of varying stories. Some seniors live in congregate housing (assisted living). Fifty-five percent of households are occupied by renters. Almost 40 percent of households receive Social Security benefits. Younger residents enjoy going out dancing, while seniors prefer going to bingo night. To stay fit, residents play softball and volleyball. Many households do not own a PC, cell phone, or DVD player. Residents watch a lot of TV, especially sitcoms and science fiction.

Economic Incentives

Bedford currently uses the Enterprise Zone (EZ) and Community Reinvestment Area (CRA) program to promote economic development of their most promising projects. The Enterprise Zone program is currently managed by the Cuyahoga County Department of Development, while the Community Reinvestment Area program is handled by the community planning and economic development department. In 2008, the city will have 11 businesses that have either two abatements.

The city also utilizes a Job Creation and Retention program (by way of a municipal income tax credit) to promote business retention. The



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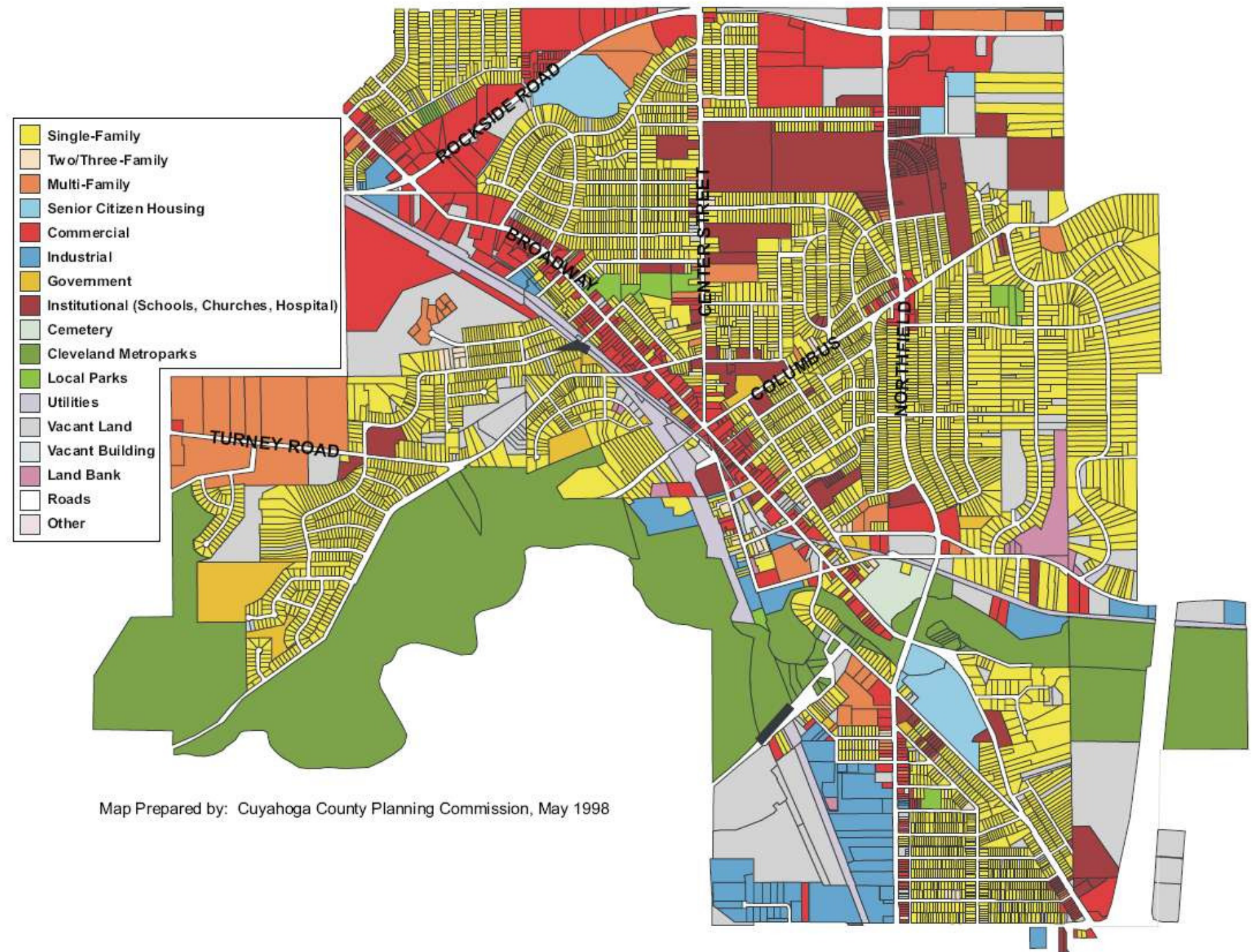
The City of Bedford, Ohio

Old and Newcomers

Old and Newcomers neighborhoods are in transition, populated by those who are starting their careers or retiring. The proportion of householders either in their twenties or aged 75 years or older is higher than the national level. The median age is 36.6 years. Spread throughout metropolitan areas of the U.S., these neighborhoods have more single-person and shared households than families. Many residents have moved in the last 5 years. Sixty percent of households are occupied by renters, and almost half are in mid-rise or high-rise buildings. Residents have substantial life insurance policies and investments in certificates of deposit, bonds, and annuities. Leisure activities include roller skating, roller blading, playing golf, gambling at casinos, playing bingo, and attending college ball games. They listen to classic hits on the radio. Many residents are members of fraternal orders or school boards.

Cozy and Comfortable

Cozy and Comfortable residents are settled, married, and still working. Many couples are still living in the pre-1970s, single-family homes in which they raised their children. Households are located primarily in suburban areas of the Midwest, Northeast, and South. The median age is 41.0 years and the median home value is \$164,000. Home improvement and remodeling are important to Cozy and Comfortable residents. While some work is contracted out, homeowners take an active part in many projects, especially painting and lawn care. They play softball and golf, attend ice hockey games, watch science fiction films on video tapes/DVDs, and gamble at casinos. Television is significant, as many households have four or more sets. Preferred cable stations include QVC, Home & Garden Television, and The History Channel.



The City of Bedford, Ohio

Strategies and Recommendations

Promote Bedford

Communities are like merchandise, in that their success largely depends upon branding and reputation. Attaining market share of each variable requires tedious planning and resources. Unlike Chagrin Falls and Shaker Heights, the Bedford brand is relatively unknown in the region, but could be better promoted with the help of a vast array of revitalization projects that are currently in play such as the Tinker's Creek, Super Wal-Mart, and Bedford Fall's projects.

In today's competition for tomorrow's workforce, residents, and consumers, one constant holds true—Bedford must be proactive in developing its own image or it will eventually acquire one. Imagine if one of Bedford's own, Halle Berry, could be found on billboards around the region touting Bedford as the "Greenest City" in Ohio, as over 20% of Bedford's land is used for parks and open space.



ensure the facility is currently being actively marketed. Site selection consultants often look at commercial vacancies in a community's main shopping hub as an indicator that local economy is not good for investment.

The new Super Wal-Mart, which is currently being built on an adjacent vacant site, should vastly help the marketability of Meadowbrook. However, if the facility is still suffering from vacancies a year after the opening of Super Wal-Mart, the City should readdress vacancy issues with the property owner.

Another shopping area in need of revitalization includes the commercial areas southeast of the downtown on Broadway. These areas should be revitalized and linked to the downtown and Metroparks.

Increase the Utilization of the Bedford Community Improvement Corporation

Bedford's Community Improvement Corporation (CIC) is currently being underutilized as tool to promote adaptive reuse, economic development and neighborhood preservation. Increasing the CIC's role in land banking and increased economic development initiatives should be pursued. Having a functional GIS in place would also assist in this endeavor in a similar manner that it assisted officials at Cleveland's Slavic Village Development in assembling vacant and underutilized parcels for economic development purposes.

Over the past thirty years, land banks have emerged as powerful tools for converting vacant and abandoned properties into assets for community revitalization. Land banks have special powers to acquire and assemble multiple

abandoned properties and then legally transfer the land to responsible nonprofit and private developers for redevelopment. They take on the initial risk of preparing land in areas that have uncertain real estate markets. Bedford's CIC currently has 21 public and private sector members, of which the mayor and the mayor's two appointees belong to. There are currently 18 land banked parcels in Bedford, according to the Cuyahoga County Auditor.

S.B. 119 is currently being debated in the Ohio Legislature. If passed, it will modify the tax-delinquent land reutilization law by authorizing political subdivisions to prosecute property tax foreclosures, and acquire such lands through foreclosures before the land is offered at a tax sale, and sell such property at less than appraised market value. This process could be handled by Bedford's CIC.

Other recommendations for Bedford's CIC include:

- ✓ Possibly changing the legal status of the CIC from a 501 (c)3 to a 501 (c)6. Economic development organizations with 501 (c)6 status have a comparable advantage over their 501 (c)3 counterparts.
- ✓ Promote the CIC as an extension of the community planning and economic development department.
- ✓ Increasing membership into the CIC could help the department leverage additional resources that help promote and revitalize Bedford.



Revitalize Existing Retail Shopping Nodes

Certain areas in Bedford are being underutilized. The Meadowbrook Market Square is one such area. The City should continue to work with the property owner to

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Promote an Extensive Bedford Banner, Way-finding, and Gateway Program

First impressions are extremely important, especially when entering a city. Gateways provide a sense of place and set the tone for the entire community. The visual appearance of routes leading into the city is vitally important. The City of Bedford needs to look visually appealing and give good first impression to encourage investment, shoppers and visitors as well as providing an attractive pleasant environment for its residents.

Currently, Bedford's gateways are less than desirable. They have become tired and worn. New gateway features are a key component to rejuvenate and revitalize Bedford's declining image. These gateways must be strategically place in high visibility areas on major thoroughfares near the city's borders.

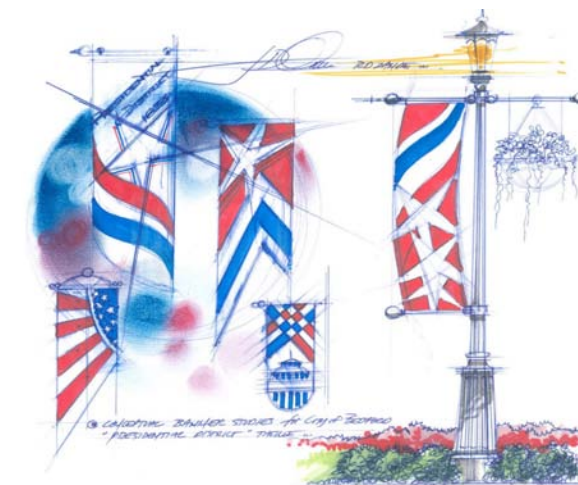
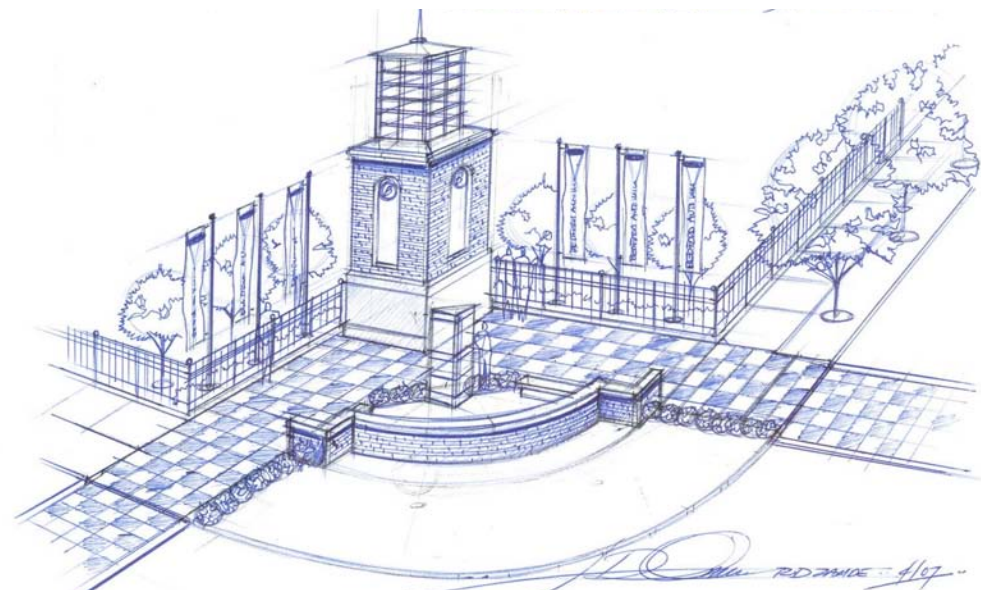
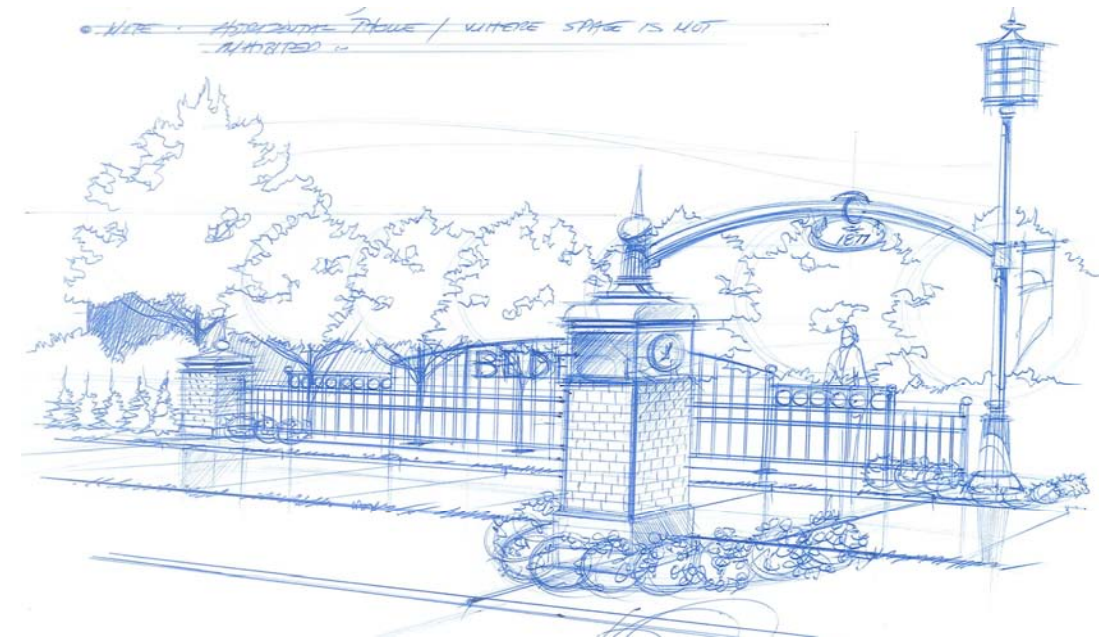


City banners also promote community pride and create visual appeal to the streetscape. Banners are most effective when defining a sub-area of the city, such as a downtown, recreational, or historic area. Another use

for banners is to promote holidays and seasonal festivities. One specific use of banners in Bedford is to promote neighborhood branding within the city. Some ideas for neighborhood branding are illustrated on the Neighborhood Branding Map.

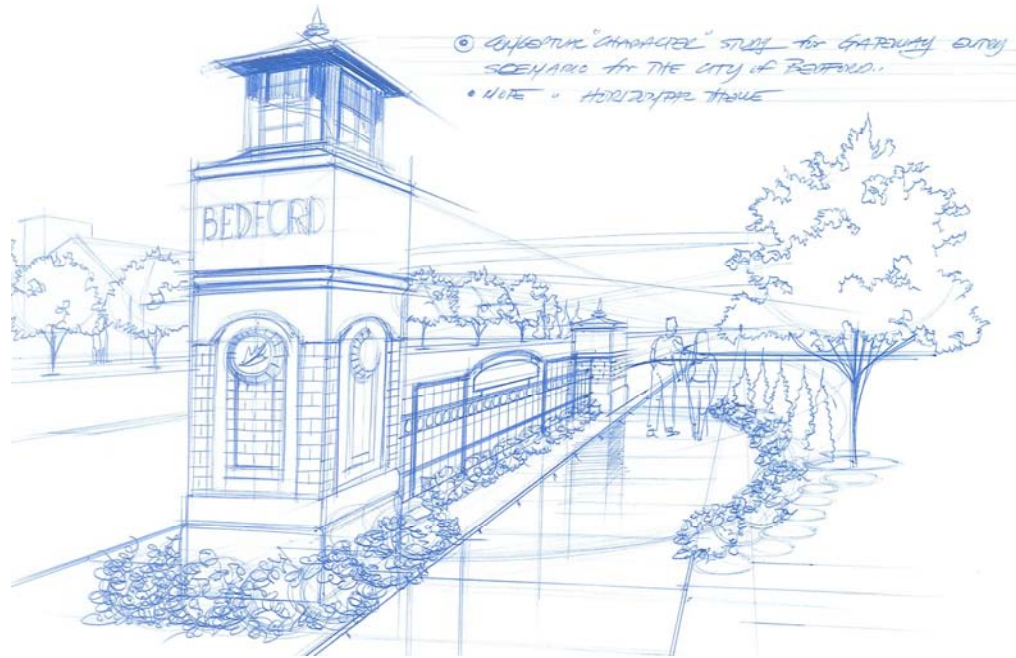
Way-finding signs provide visitors, as well as local residents, a pleasant experience while visiting Bedford. Whether shopping downtown, visiting a park, or driving through

the nationally renowned Bedford Automile, way-finding signs can become very helpful when navigating through town. There are many different options when it comes to way-finding signs. These options include, kiosks, columns, banners, and pole signs.



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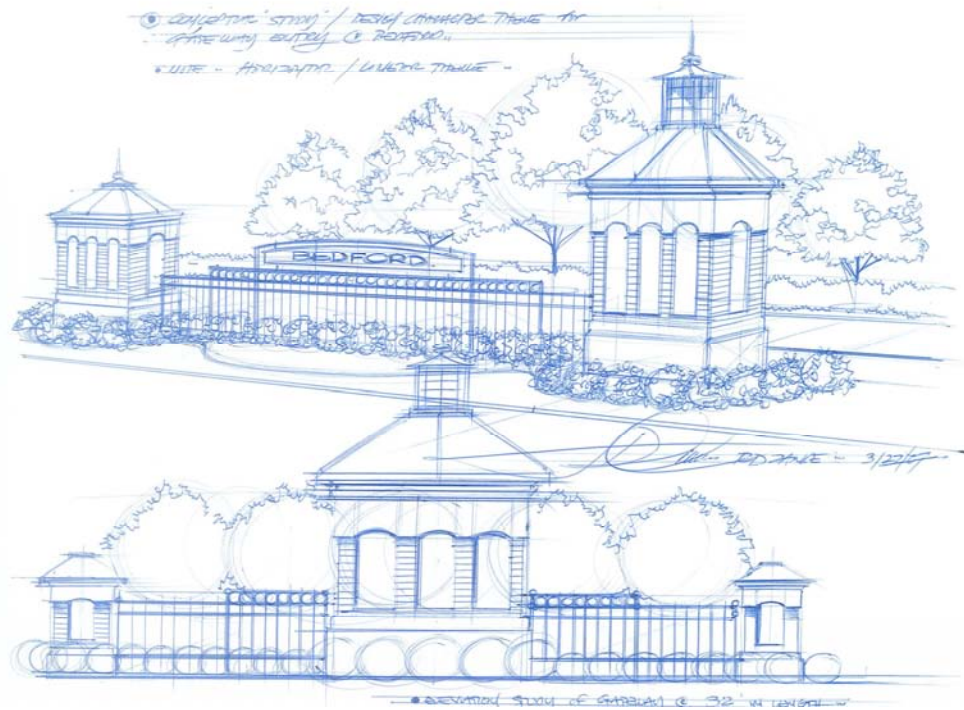
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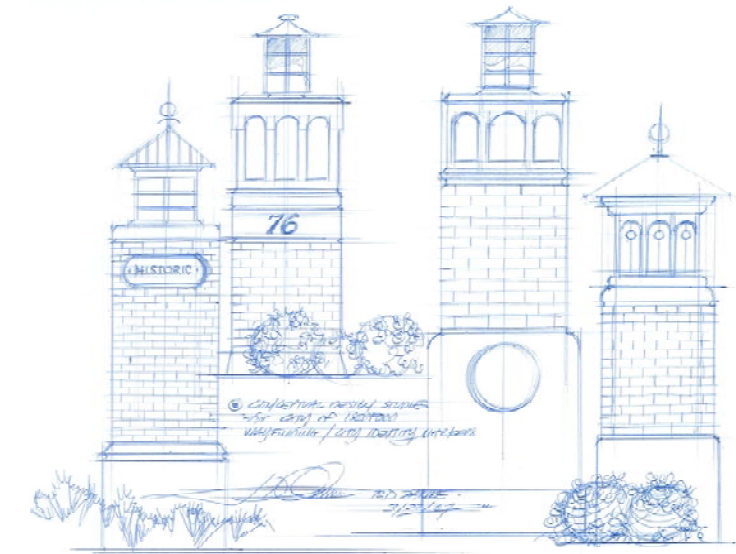
Even though typical gateway opportunities throughout Bedford have very limited space in which to locate signs and landscaping, it is still possible to create a significant gateway feature while conforming to each site's constraints.



Each potential location will need detailed analysis to ensure driver's sight lines are not blocked, vehicle safe zones are respected and existing utilities are avoided. The following concepts illustrated on this sheet were designed for the space between the existing sidewalk and curb.



Medium-scale monuments could be placed at key entry points into neighborhoods throughout Bedford. These provide a consistent architectural theme and help give each neighborhood a sense of identity. They are also useful way-finding signs for neighborhood visitors.



Small-scale monuments, such as address markers in a business district and direction to metro parks, could be placed throughout the City to provide useful way-finding information to visitors. Their style should be consistent with the large and medium scale monuments.



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Pursue the Feasibility of Developing an “Automile” Special Improvement District

The Automile is a unique economic destination in the region. It has comparable advantage over its auto dealer peers due to the sheer brand diversity available to consumers. To provide additional visibility to this area, the City and interested businesses should consider establishing a Special Improvement District (SID) to generate funds to undertake and support additional infrastructure, marketing, economic development, and other activities.

The SID, if agreed upon by the majority of the property owners, would assess a fee to properties within the SID. Funds raised from this self-assessment would be placed in a special account at the City to finance specific downtown projects. The formula to determine that fee would be decided upon and agreed to by the property owners. Please see the “Future Initiatives Map” (page 7) for the general location of this initiative.

Image Enhancement

Just like the Historic Downtown, the Automile should stand apart from other sections of Bedford and neighboring communities as a distinctive district. For Bedford to take full advantage of a streetscape investment the City, in partnership with dealers, should aggressively market the Automile with a focus on shoppers outside the region. Visitors to the Automile should instantly know they have arrived through the design and placement of gateways and streetscape improvements.

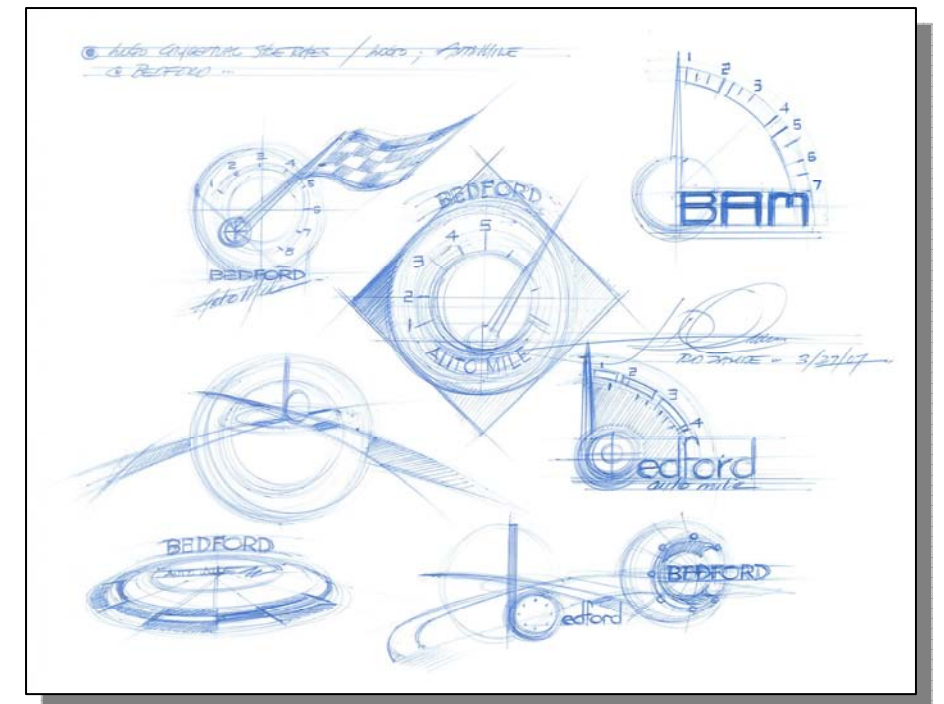
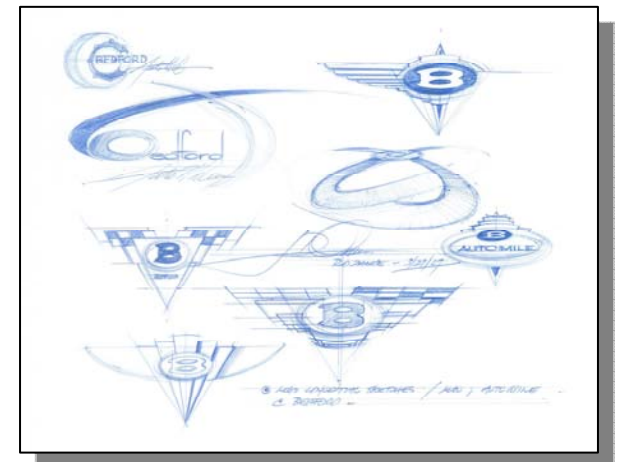


Potential Improvements

1. Gateway signage that reinforces a design theme and accentuates entry points.
2. Address markers repeated along street to reinforce design theme and provide useful way-finding information to Automile shoppers.
3. Introduce other vertical design elements to visually connect the space between gateways. These could include banners, flags, fencing, and pedestrian bridges. All should reinforce the design theme.
4. Both Broadway and Rockside Road should be as pedestrian friendly as possible. Connect sidewalks where necessary and provide safe ADA compliant crossings at intersections and mid-block.
5. Create exhibit locations. One on each thoroughfare to be used by dealerships, club functions, auto shows, and new model launches.
6. Create opportunities to display automobiles, and automobile related objects, as sculpture. Use “body in white” as a means of attraction. These are very interesting forms used in the manufacturing process that are often discarded. They would make very interesting sculptural elements when placed in the right setting. They would also work for concept cars, parts, concept studies, and production stampings. Strategically placed along the major arteries these sculptural platforms enhance the streetscape and provide opportunities for dealerships to showcase their products.

Re-Create Logo for Automile

1. Use logo to unify dealers and promote unique shopping area
2. Logo could appear on banners, address markers and gateways.
3. Logo could be used by dealers in their advertising to identify presence at the Bedford Automile
4. Could be part of website, publications and marketing efforts
5. Employ track references such as “winners circle” and “art, science, technology”



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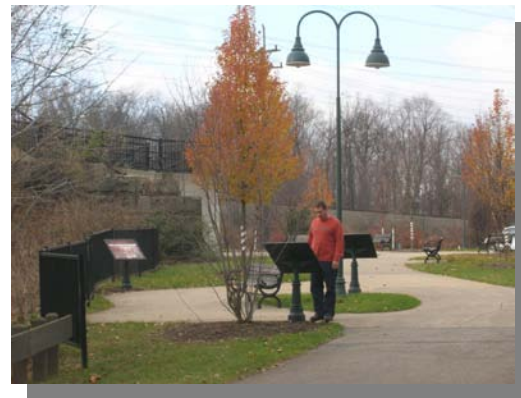
Revise the Economic Development Incentives Program

The city currently utilizes two primary incentive programs to promote economic development, the Enterprise Zone (EZ) program and the Community Reinvestment Area (CRA) program. Both programs offer businesses property tax abatement for business creation, expansion, and retention projects that create or retain jobs.

According to the Ohio Department of Development, the City currently has 11 CRA and EZ abatements. With the passage of H.B. 66 and the dissolving of personal property taxes, there is no difference between both programs with the exception of how they're administered. The CRA program is a local program, promoted, administered and monitored locally by the community development department. The Enterprise Zone program, however, is administered by the Cuyahoga County Department of Development. To prevent duplication of incentives it is recommended that the City stop using the EZ program and simply use the CRA program for all abatement incentives.

Expand Resources for Community Planning and Economic Development Efforts

Community and economic development initiatives are currently being handled by the community planning and economic development department, which is spearheaded by a department head and interns on an intermittent basis. While economic development is often reactive, community planning must be proactive. These two quite different, yet similar disciplines can function well together, but adequate resources need to



be allocated to them so that optimal returns and progress can be made. Most communities in Ohio that come on the radar as being the most successful in the economic development arena allocate sufficient resources to these efforts.

Update the Zoning Map and Ordinance

Bedford's zoning ordinance and map should be considered for a future update to include recommendations included in the master plan update. Issues to address could include:

1. Streamline the number of zoning classifications. Bedford currently has too many zoning classifications with many overlapping similarities.
2. Rezone the Willis Road area to support more mixed-use activities and a lifestyle more in line with the downtown district, adjacent Metroparks, and the future residential Bedford Falls Condominiums complex.
3. Consider establishing overlay districts that help promote visual aesthetics and pedestrian friendly amenities. These overlay districts could be established for the following areas: Rockside Road and the Automile, to include the Sector Road area; Broadway Road northwest from the downtown to Rockside Road and southeast to Northfield Road; and Northfield Road, from Forbes Road north to Union Street.
4. Making the zoning process visual by displaying zoning regulations and design goals with pictures and renderings that better illustrate Bedford's development goals.

5. Clean-up the zoning map. Some areas, especially areas that are currently Metroparks or owned by the board of park commissioners (land north of Broadway and West of I 271), are shown as R-2.

Please see the "Future Initiatives Map" for the general location of zoning-based initiatives.

Develop an Economic Development Plan

Before any future development of considerable impact can occur it must first be planned so that it can occur smoothly and in the best location and interests of residents. A plan, regardless if established through ad-hoc measures or by new processes completely aside from the economic development component in the Master Plan, should analyze the current strengths, weaknesses, opportunities, and outside threats facing Bedford and its economic base. This analysis should form the basis and the exact suitability of growth anticipated to occur in the redevelopment areas identified in the Master Plan, with the capital improvement program modified accordingly to accommodate this growth. The capital improvement program and Economic Development Plan should reiterate the economic development priorities that surfaced during the master planning process and are highlighted within this Plan's economic revitalization chapter.

The Plan should include the following elements:

1. Specific economic development goals and objectives (should compliment those addressed in the Master Plan; if different, the Master Plan should be amended to include these new goals and objectives);



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2. Economic analysis, to include workforce characteristics and other related demographics;
3. Type of growth desired;
 - a. Can it be supported by the City's existing base or anticipated new base of employees? If yes, the process of identifying specific businesses in this growth type should be pursued. If no, a list of businesses and industries friendly to the City's existing base of employers should be developed.
 - b. Will the desired new growth adversely impact upon existing employers?
4. Specific growth areas (other than those already delineated in this Plan), where specific development (by type) should occur. This should be developed through some sort of public input and review process;
5. Downtown Assessment, to include an inventory of existing businesses and preferred new businesses;
6. Identify existing infrastructure (water, sewer, and thoroughfare) capabilities of these areas, including the downtown area;
7. Identify existing infrastructure (water and sewer, and thoroughfare) constraints of these areas, including downtown area;

- a. If mitigating these constraints is found to be economically not feasible, it should be recommended that growth occur at another suitable location (unless private sector investments offset public expenditures).
 - b. If constraints can be mitigated, the capital improvement program should be modified to promote the selective growth desired.
8. Economic Development Strategies (to include marketing and promotion strategies);
9. Inventory of funding sources and economic incentives (see Economic Development Strategy Three); and,
10. Implementation and timing of economic development priorities through the use of the Capital Improvement Plan (CIP).
11. A change in the zoning ordinance so that the zoning is reflective of the economic development initiatives.

Nurture Existing Business and Industry

The City's first and foremost economic policy should be to preserve its existing base of businesses and industries. This can be done through several methods, as building a good business climate takes years to develop though a compilation of public and private sector initiatives. Nevertheless, the city of Bedford has within its ranks several businesses and industries, many of which have had ties to the area for several decades and have benefited from good business

retention and expansion model utilized by city and county economic development officials for years.

The City of Bedford should assist in perpetuating a formal business retention and expansion (R&E) program. Existing businesses should be contacted on a regular basis by economic development officials and other city representatives to better understand the issues these firms face in doing business in Bedford and abroad. It is essential that the City constantly refine a marketing communications component to this program that actively encourages existing firms to expand and make appropriate use of City services to facilitate expansion. However, doing so will require additional resources to be allocated for this function.

One such method to promote business development within the R&E program would be to expand the city's economic development section of its website.

Information such as current financial and tax incentives, economic development redevelopment areas, zoning, and city infrastructure capabilities would afford current business officials the ease of accessing this information without expending valuable time doing so. Developing the site with an interactive forum would also allow businesses and industries to post information that could help facilitate Business-to-Business (B2B) opportunities and other marketing information. This type of information will be valuable in developing life-long business partnerships.



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Develop a Niche Marketing Strategy

Successful communities often have two or three successful niches. Typically, the more niches that can be developed, the more a downtown will be able to support multi-purpose visits. These communities also benefit from an expanded trade area because their specialization often draws customers from more distant communities. Once a niche is established, other businesses are often attracted to the community as they are interested in selling to the same consumer market.

A niche can be based on a certain type of consumer who works, resides or visits your community. These different and unique types of consumers may demand a wide range of goods and services. All of these consumer types can be found within Bedford or in close proximity to Bedford. Examples of possible Bedford consumer-based niches include:

- Retirees: As the population ages and older Americans gain a larger share of savings and income, attracting retirees has become an economic development strategy for many communities. This sector of the population is expected to grow significantly, and this is especially true in Cuyahoga County and Bedford. Bedford's median age has increased 35% since 1970 because of this base of mature Americans.
- Ethnic Groups: Downtowns in larger cities are increasingly recognizing the tremendous retail demand created by inner-city consumers. Successful retailers in these communities realize differences in consumer preferences among and within specific ethnic groups. Cuyahoga County has a diverse population and Bedford could be successful in tapping into the interests of their specific consumption needs.



country. The influx of visitors to the region, most especially Geauga Lake, provides demand for retail and entertainment, but also opens up opportunities for other alternatives in the downtowns including festivals, museums, lodging facilities and promotional events. Bedford's direct linkage to the Metroparks, Cuyahoga National Park, the several miles of hiking trails and towpath are underutilized and should be promoted.



consumer segment to target. Communities serving this niche often have galleries, restaurants and bars, and unique specialty retailers. Their downtowns may include a mix of professional offices and business support services, such as copy shops and office supply stores.

- Tourists and Outdoor Recreation Enthusiasts: Tourism has become a key strategy of big and small communities throughout the

- Medical Facility Users: In addition to the visitation of patients and their families and friends, hospitals also attract visiting medical professionals. A mix of medical offices and retail businesses (drug stores, florists, medical supplies, etc.), are often found in business districts serving this niche. Bedford is fortunate to have the University Health Bedford Medical Center, a 110-bed, private, non-profit, full service, acute-care community hospital, adjacent to the downtown.

Establish Community and Neighborhood Linkages to the Cuyahoga Valley National Park, the Metroparks, and Trail Systems

The City of Bedford remains as one of Cuyahoga County's gateways to the region's most storied national preserve, yet few linkages in the community exist. The city could benefit tremendously from establishing sound linkages between its downtown and several neighborhoods and its natural preserves to the south. Officials in Brooklyn Heights are currently planning an economic revival around these resources, and have been successful in attaining outside resources for these efforts. Bedford could follow suit. Imagine participating in the "B2B," the Bedford to Boston hike via the Metroparks and Ohio & Erie Towpath trail system or a hike from Bedford to Mentor Headlands Beach via the Buckeye Trail.



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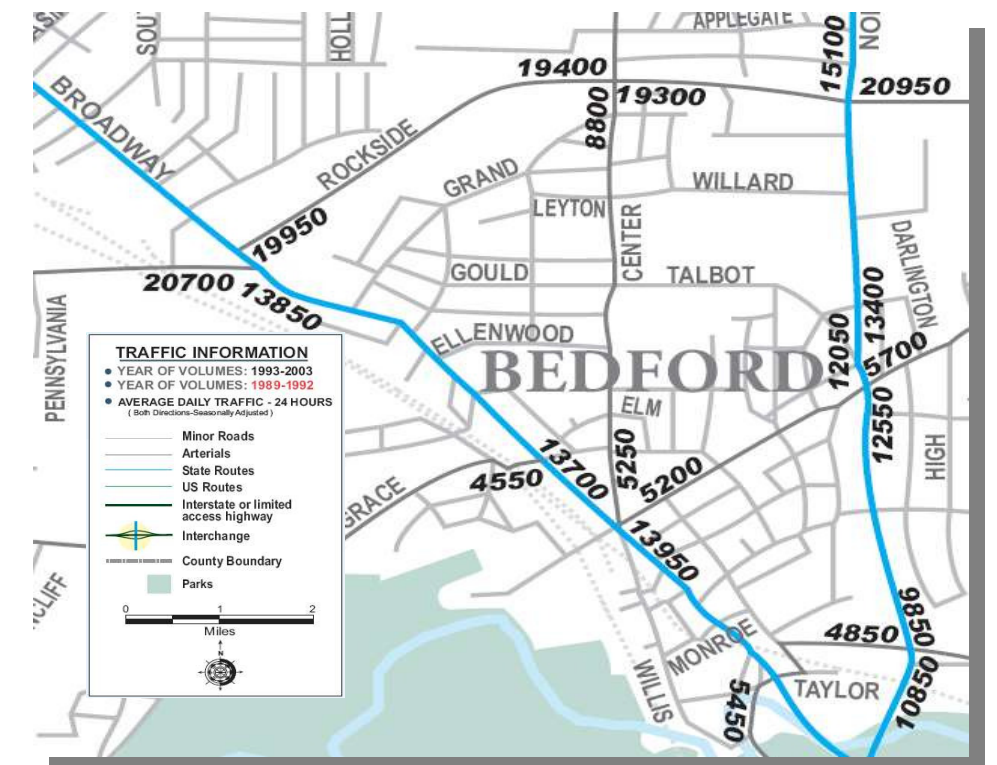
Promote Entrepreneurial Activities and Enterprises

New businesses, including home-based, that meet local market needs should be encouraged. These types of activities could include those that assist already established local and regional businesses in the service, manufacturing, or entertainment sectors, or could be business ventures completed new to the Bedford service sector. New start-ups and endeavors² that have faired well in other areas similar to Bedford include:

- Specialty home modification/remodeling and unique repair services (House Doctors, Handyman Connection, Budget Blinds, Inc., Nationwide Floor & Window Coverings, Jet-Black International Inc., and Kitchen Tune-up)
- Carpet, Upholstery & Drapery Services (Chem-Dry and Servpro)
- Commercial Cleaning (Jani-King, ServiceMaster Clean, CleanNet USA Inc., Coverall North America Inc., Anago Franchising, and Vanguard Cleaning Systems)
- Residential Cleaning (Merry Maids and Molly Maid Inc.)
- Business service and support services (sign services, postal services, printing services, and office space business centers)
- Computer and Technical Services (computer repairs, computer and software training, and Internet services)
- Children's products and support services (new and used kids clothing/equipment and tutoring services)
- Senior Care services (Home Instead Senior Care, Home Helpers)
- Restaurants (Popeyes Chicken and Biscuits, Churches Chicken, Subway, Quizino's Franchise Co., Arby's, Denny's, Outback Steakhouse, Red Lobster, and TGI Fridays)
- Baked goods stores (Panera Bread and Great Harvest Franchising)
- Hotels & Motels (Choice Hotels International, and Days Inns Worldwide, Inc.)
- Miscellaneous Services (Culligan Water Conditioning, junk removal services)

Effectively Manage Traffic Congestion Issues

Economic growth and success is an incubator for future traffic congestion issues. While traffic congestion may be only limited to key nodes and peak times in Bedford, this could change in the future, especially if additional growth occurs in the region and with the opening of the Super Wal-mart. Traffic counts in 2004, as noted on the adjacent map, illustrate high traffic counts at key intersections.



² The franchise and start up costs of these ventures can vary depending upon business type. Some of these proposed business opportunities can be home-based.

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Downtown Revitalization Recommendations

Restructure Bedford's Downtown Business District

For a downtown to be lively, it must be diverse insofar as its retail diversity. This is not the case in Bedford. Many of Bedford's main floor downtown storefronts are occupied by professional service providers. These types of services, while needed, generate less foot traffic and pedestrian draw than their retail counterparts.



Additional mechanisms should be pursued to encourage retail, commercial, and mixed-use development in the downtown business district and areas directly adjacent to it. These mechanisms should provide additional incentives and city services to those interested in expanding or relocating downtown, and should not be offered to establishments locating elsewhere.

In addition, the former depot is currently being utilized by the chamber of commerce. It could be either marketed for its highest and best use or leased to a business most sought after by city residents. To preserve the historical value of the building, the building should either remain in the hands of the city or its community improvement corporation. This procedure could be utilized for other city-owned buildings as well.



One key element to note is downtown parking. A parking analysis, as a component of the 1999 Master Plan, noted slight deficiencies in downtown parking that may need addressed if additional reuse and redevelopment occurs downtown.

Develop a Downtown "Select Business" Incentives Program

City officials should pursue the feasibility of developing incentives to recruit unique merchants, retailers, and businesses most sought after by Bedford residents. Businesses could include eateries, restaurants, family/kids activity centers, or services or businesses most in need as indicated in the consumer shopping needs survey. An incentives program designed to recruit unique eateries and restaurants to Bedford's downtown has been discussed amongst city officials, but to date no program has been established.

These incentives and other innovative programs could be used to assist in shifting the composition of downtown businesses to mix that supports more pedestrian and commercial activity. Professional services could be shifted to upper floors.

Promote the Community Reinvestment Area

The City should publicize benefits available through its Community Reinvestment Area (CRA) to downtown businesses and property owners. Property owners could use this incentive (tax abatement on new real property taxes resulting from improvements to buildings or construction of new buildings), in conjunction with other

financing tools to maximize their rehabilitation or investment dollars.

Several downtown properties could be improved to increase their functionality, to include outdoor dining possibilities, etc. Many of these properties would need to be renovated to pursue these additional uses. However, the CRA program could abate the increased value of these improvements.



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Pursue the Feasibility of Developing a Downtown Area Special Improvement District

The City, Chamber and/or downtown business group, at some point in the future, should consider establishing a Special Improvement District (SID) to generate funds to support infrastructure, planning, marketing, maintenance, economic development, management, and other activities in the downtown vicinity, including the Meadowbrook commercial area. The SID, if agreed upon by the majority of the property owners, would assess a fee to properties within the SID.



The formula to determine that fee would be decided upon and agreed to by the property owners. Funds raised from this self-assessment would be placed in a special account at the City to finance specific downtown projects. The chamber or another group could easily assume the responsibility for the SID, and designate a management fee, which would provide it operational funding to oversee the program.

Please see the “Future Initiatives Map” for the general location of this initiative.

Develop a Consumer Shopping Needs Survey

The survey that accompanied this master plan update briefly touched upon downtown shopping with the survey takers. While the responses were favorable and indicated that residents often shop downtown, there’s still other valuable consumer preference information out there.

Another method to get a better understanding of residential shopping needs could be through a consumer survey specifically with downtown in mind. In addition to surveying the direct consumption needs of area residents, the survey could also ask residents what types of services they’d like have in the downtown area. This information could be very important in assisting the chamber of commerce, existing businesses, and potential entrepreneurs in reviving the business district. This survey should be crafted in a fashion similar to the one that accompanied this planning process to avoid duplication of labor and questions.

Pursue the Feasibility of a Roundabout

City officials may want to consider a roundabout at the Broadway/Center/Columbus Road Intersection to help alleviate long traffic delays at peak hours. However, such a task will require additional planning and acquisition of additional rights of way and/or property.

Roundabouts are generally accepted as safer for a couple of reasons. One is they decrease the number of possible conflict points between vehicles. A four-way intersection has 32 possible conflict points while a roundabout has eight. This specific intersection has five intersection points.

Roundabouts can offer 30 percent higher capacity than traffic signals.

Because of the nature of traffic signals, there is lost time where no vehicles are moving. With a roundabout, the only restriction on entering is the available of gaps in circulating

traffic. Roundabouts eliminate time lost for left turns. Left turns that take place from shared lanes in intersections delay cars that don't make it through the intersection before the signal changes.

Traffic signals require electricity and periodic maintenance. The only maintenance costs for a roundabout are landscape maintenance, illumination and occasional sign replacement.



Comprehensive Master Plan – Economic Revitalization



The City of Bedford, Ohio

Industrial Revitalization Recommendations

Brownfield Revitalization

There are three brownfields in Bedford in consideration for revitalization.

The first is the Shaker Landfill, owned by the City of Shaker Heights and is located in the northeasterly section of the City. According to City staff, the site was licensed, but never had a closure report or plan prepared. If a Phase One and Phase Two Environmental Review have not been prepared for this site city officials should discuss this possibility with Shaker Heights officials.

This area is adjacent to the school and may be best utilized as parks and open space or mixed-use planned development, and could help provide the city's recreation department with additional programming options. Please see the "Future Initiatives Map" for the general location of this initiative.

The second brownfield site is an old china factory located on Solon Road, east of I-271. The former industrial site has had a Phase One and Phase Two Environmental Review.



This site is location is highly desirable because of its proximity to the Broadway interchange and its exposure to I-271.

The third Brownfield site is located north of existing Industry drive and is adjacent to Tinkers Creek Commerce Park. Revitalization of this brownfield is vital to connect these two industrial areas. Recommendations have been made to Extend Industry Drive to provide access to Tinkers Creek from Krick Road.

Continue to Promote the Tinker's Creek Commerce Park

For nearly two decades, the 50-acre former Brush Wellman facility stood as one of the largest undeveloped sites in Cuyahoga County.



Today, the former brownfield is home to Hemisphere, and the site includes expansion space for Ben Venue Laboratories, a state of the art headquarters and manufacturing facility for Taylor Chair Company, Ohio's oldest continuous manufacturing company, and a facility for Hemisphere's headquarters.

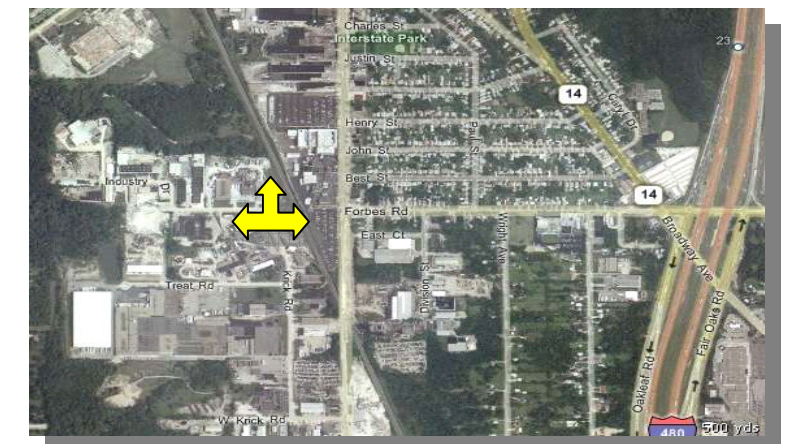
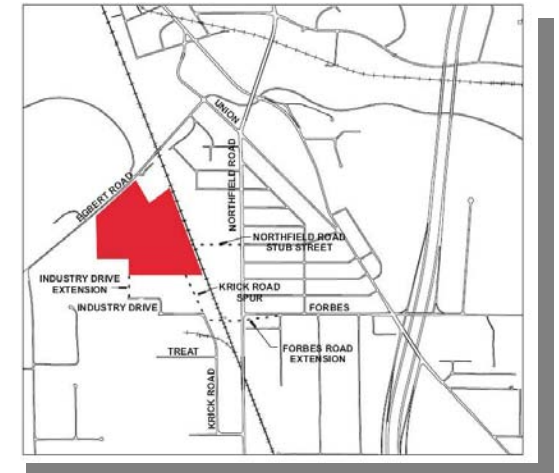
However, this marketability of this site is severely limited due to its access to key thoroughfare routes. While the site sits less than one mile from the Forbes Road and I-271 Interchange, it has no direct access to it except by way of

limited local collectors. The 1999 Plan highlighted several scenarios to improve access to this site.

However, only one recommendation would provide access to both Tinker's Creek and the Krick Road industrial area. A recommended long-term marketing strategy would be one that looks at both areas as one and the correlating infrastructure should be treated in the same manner.

It is recommended that the Forbes Road realignment and Extension Krick Road spur initiative be pursued to improve access to these sites. Other methods could provide access to the site, but not in a manner suitable for long range access.

To leverage additional resources to this endeavor, the City could possible look at entering into a cooperative economic development agreement with the Village of Oakwood. In addition, lobbying efforts should begin now to attain county, state and federal funding for this project.



The City of Bedford, Ohio

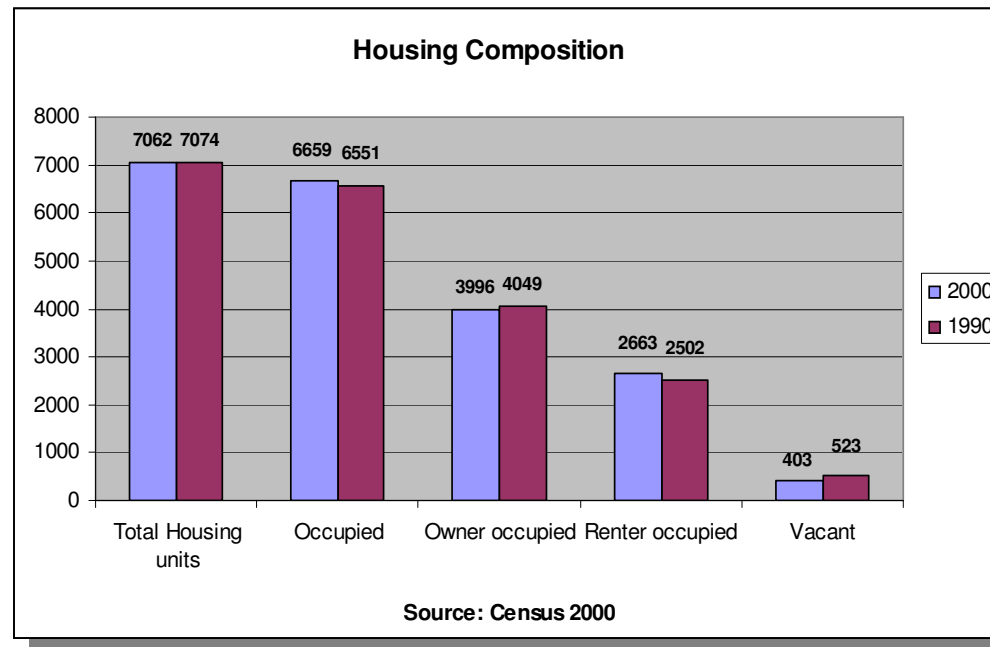
Housing

Introduction

Roughly 25 new houses have been built in Bedford over the last six or seven years. The building department normally witnesses about 3 or 4 new houses on infill lots in existing neighborhoods each year. In the past these new houses were 3-bedroom, 2 bath houses in the \$130,000 to \$160,000 range.

Currently, there are no new developments other than the condos that are now starting, such as the planned residential development, Bentbrook development with 52 total lots (side-by-side duplexes) in two phases. The current phase is about 25 lots.

Foreclosure rates in Cuyahoga County are the highest on record and currently three times the national average. As of September 2007, the Ohio Foreclosure Task Force has published its recommendations for addressing the statewide foreclosure crisis that includes tasking the State with spending \$2 million for immediate efforts. The report also views the possible aftermath of the mortgage meltdown, including the possibility of assessing whether some neighborhoods should remain residential.



Planning Issues

The proactive guidance of various types of housing redevelopment in the City of Bedford raises several planning issues. New planning methods exist that can help to promote housing redevelopment and infill development in a timely, creative, and safe manner. However, the incorporation of these methods may require an update to the zoning and subdivision ordinances.

However, the most important housing and neighborhood-related issues that will occur in Bedford over the next decade will be due to the recent and still-ongoing national housing market issues such as predatory lending and foreclosures.

Bedford is not immune from these issues. However, a review of the City's management into these issues reveals that the community development/planning department and the nationally-certified building department are utilizing very aggressive and proactive policies and procedures to minimize the detrimental effect of these unfortunate issues. The city's policies on point of sale and point of rental inspections, coupled with knowledgeable staff should be the city's first and foremost elements in ensuring clean and safe neighborhoods for years to come.

It is expected that the promotion of neighborhood revitalization and infill housing development may raise several issues as they pertain to the following situations and events:

1. The ongoing housing foreclosure crisis.
2. Pursuing the feasibility of revising the zoning ordinance and subdivision regulations.
3. Reviewing zoning, administrative and legal procedures on a continuing basis to overcome barriers that developers may encounter in an efficient processing of their proposals.
4. Studying possible locations and encourage the infilling of vacant lots where streets and utilities are more readily available. Using a proactive Community Improvement Corporation to assist in this endeavor could be feasible.
5. Initiating a continuing program to remove or cause to rehabilitate blighted houses, outbuildings and commercial structures. This should be easier to do with the recent passage of HB 294.
6. Utilizing the Capital Improvement Program to monitor the ability of the city to fund special assessments and other financing to support neighborhood redevelopment.

Comprehensive Master Plan – Housing

The City of Bedford, Ohio

Conditions and Trends

A bulk of Bedford's housing stock is comprised of homes similar in age and style of most homes built in Cuyahoga County during the decade following World War Two. In fact, the highest percentage of housing units, 37.7%, was built during the 1950s. Another interesting fact is that only ten percent of Bedford's housing stock was built over the last 37 years. However, this lack of residential development was simply a byproduct of being land-locked and having limited new land resources.

A vast percentage of Bedford homeowners (64.5%), as noted in Census 2000, moved into different homes during the 1990s. However, as indicated on the recent survey that accompanied this planning process, a majority of these homeowners have lived in Bedford for more than 30 years.

This indicates that a high trend "home-shifting" does occur in Bedford- as well as in Cuyahoga County, where 52.6% of homeowners moved into other housing units in other locations of the county. This indicates that a degree of satisfaction of "community" does exist among Bedford and Cuyahoga County residents.

However, both Bedford and Bedford Heights have above county averages for transitory residents. Almost 20% of Bedford's residents indicated occupying their homes less than one year. A high

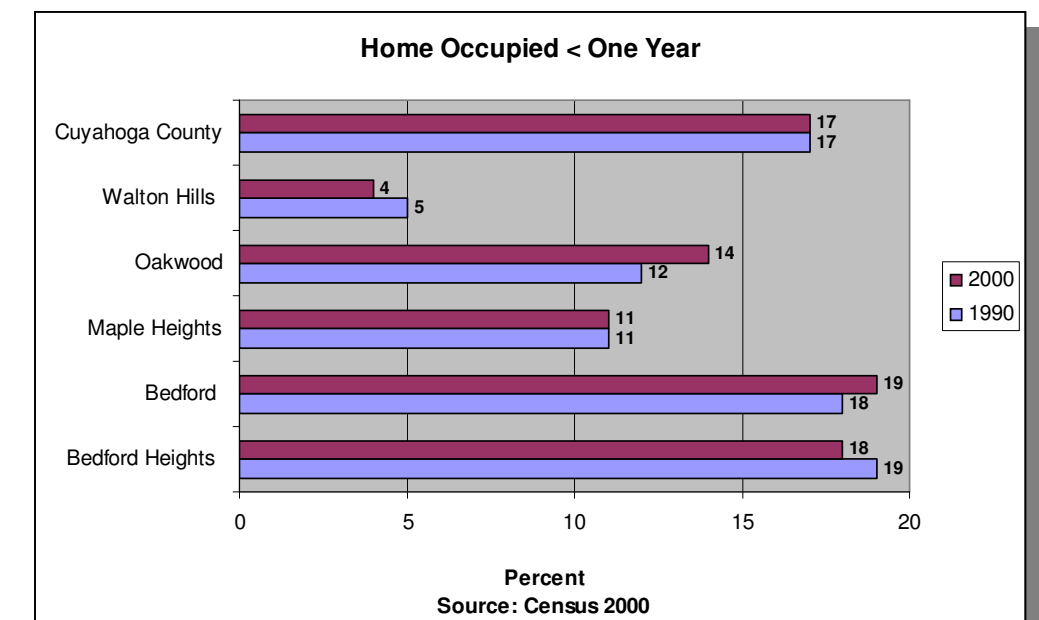
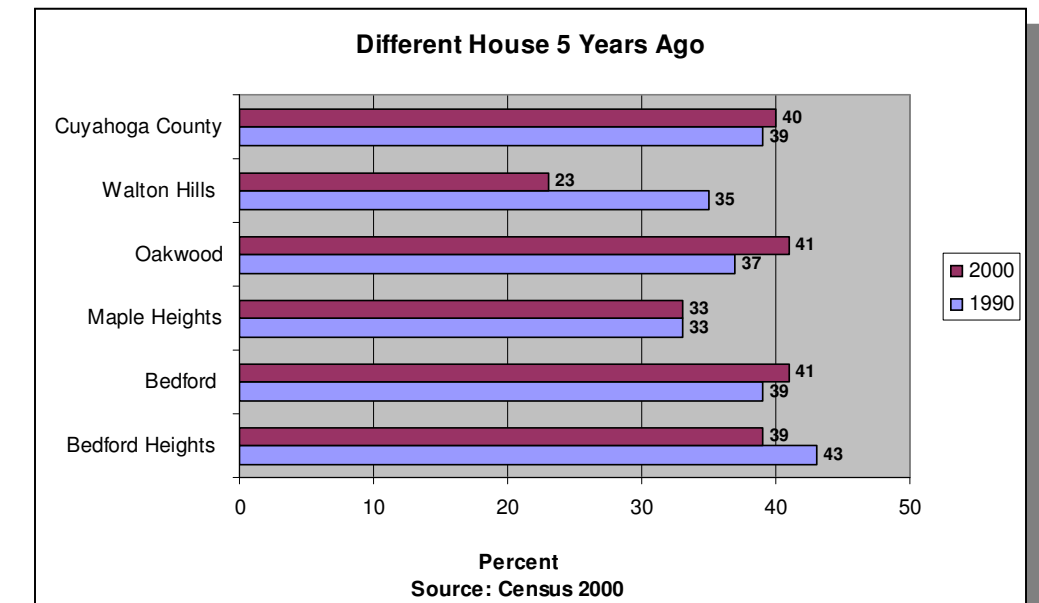
number of properties have been transferred in Bedford over the last decade (for a in depth analysis of past housing transfers, see: **Map: Transfers by Parcel**).

The housing market and growth trends of new housing development within the City of Bedford has been stagnant.

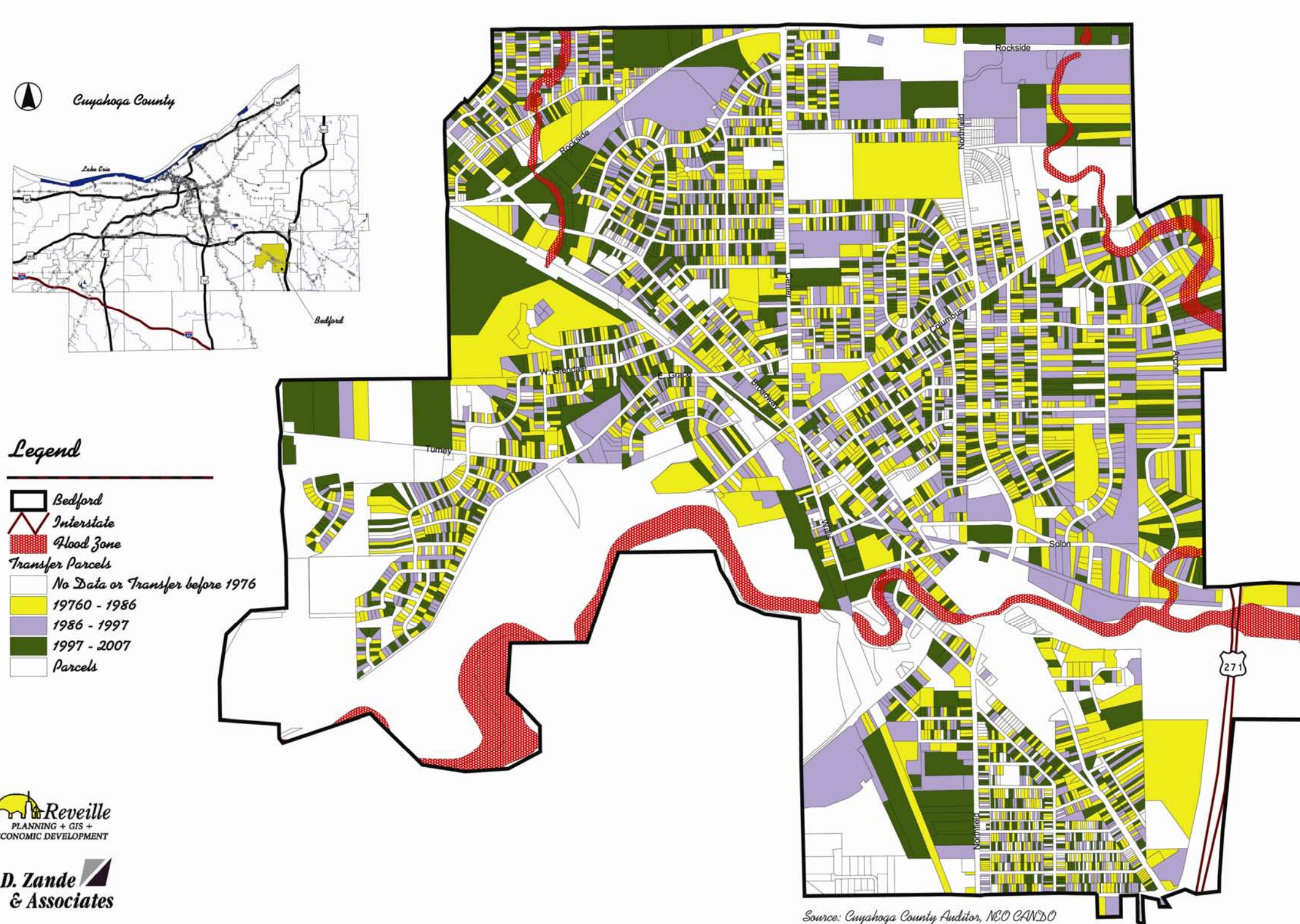
Due to a decrease in mortgage interest rates and fueled by several national market conditions, the housing market during the 1990s witnessed a tremendous increase in home values. During the 1990s, median home values in Ohio increased 29% to \$103,700. Median home values across Cuyahoga County increased 22.9%, while homes in Bedford increased 17.5%.

While homes in Bedford- as noted in Census 2000- increased in value slower than homes in the State of Ohio and Cuyahoga County, several indicators highlight their affordability. This affordability should be a major marketing tool when marking Bedford to potential homeowners, officials of relocating and expanding businesses, and to outside economic interests. New commercial growth is expected to occur in Bedford over the next several years through several new planned developments and new residents could follow.

Area	Income			Education		Poverty		Median Home Value		Median Rent	
	1990 Median Income	1990 Adjusted Income	2000 Income	1990 BA or higher	2000 BA or higher	1990	2000	1990	2000	1990	2000
Cuyahoga County	\$28,595	\$37,870	\$39,168	20%	25%	11%	10%	\$71,200	\$113,800	\$397	\$541
Bedford	\$30,082	\$39,840	\$36,943	12%	18%	3%	6%	\$64,200	\$92,400	\$471	\$609
Bedford Heights	\$28,873	\$38,238	\$37,861	13%	16%	4%	7%	\$68,600	\$109,800	\$456	\$600
Maple Heights	\$29,568	\$39,159	\$40,414	8%	13%	3%	5%	\$57,500	\$85,000	\$405	\$521
Oakwood	\$26,944	\$35,684	\$39,404	11%	17%	8%	3%	\$69,900	\$122,300	\$411	\$458
Walton Hills	\$45,298	\$59,991	\$62,321	16%	20%	2%	1%	\$119,200	\$179,900	\$425	\$650



The City of Bedford, Ohio



The City of Bedford Master Plan Update, 2007

Parcels by Transfer Date

Comprehensive Master Plan – Housing



R.D. Zande & Associates



R.D. Zande & Associates

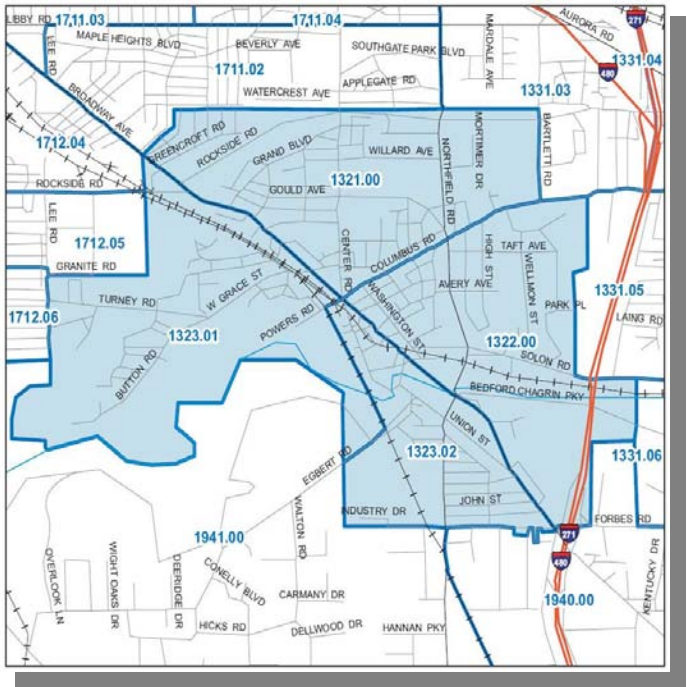
The City of Bedford, Ohio

Neighborhood Characteristics

Several conclusions concerning can be made when reviewing Bedford's neighborhoods by its four census tracts, 1321, 1322.00, 1323.01, and 1323.02. Using the county as a benchmark, it appears that residents in neighborhoods in census tracts 1321 and 1322 are less transient and have occupied their homes, on average, longer than the residents in the city's other census tracts and county residents.

In addition, according to financial data from 2004, residents in these neighborhood s had higher loan approvals than residents in other neighborhood s. Neighborhoods in these census tracts also have more owner-occupied homes, especially 1322, whereas 1323.01 and 1323.02 have generally more rental units.

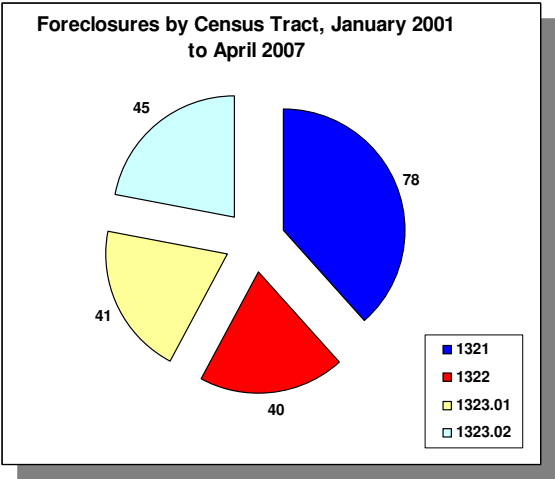
Gross rents in Bedford have exceeded countywide rent averages since 1990, which is generally a good reflection on the condition of Bedford's base of apartments and single family rental units, as well as the city's overall quality of life.



Foreclosures

The last six years have been particularly difficult for homeowners in Cuyahoga County and across the nation. According to the Cuyahoga

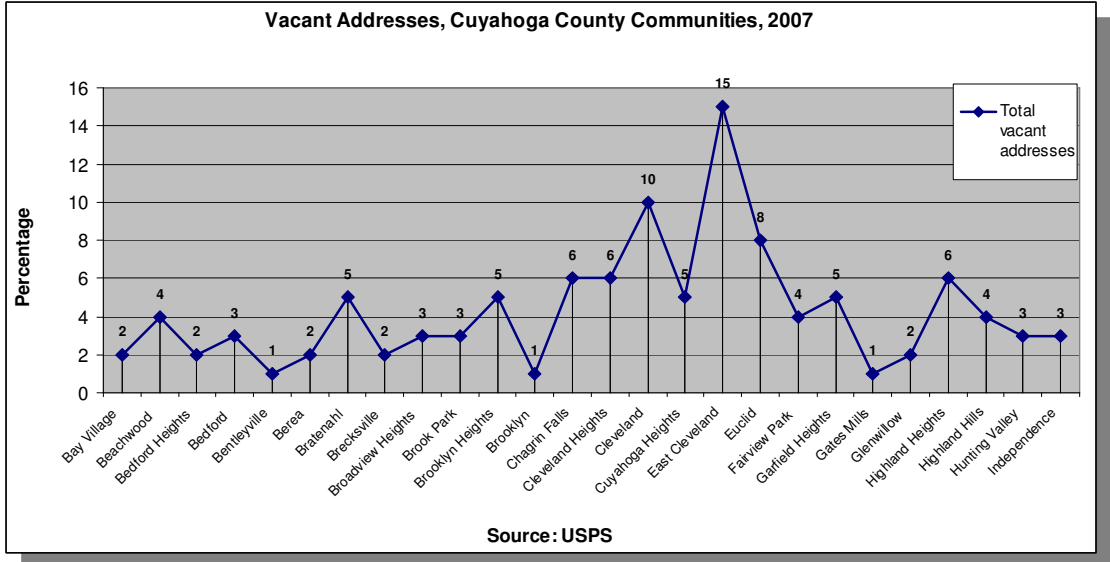
County Auditor, there have been approximately 380 foreclosures in Bedford since 1976. Fifty-five percent of these foreclosures have occurred in the last six years. Census tract 1321 has experienced the most foreclosures of the City's four census tracts, or 38%, followed by census tract 1323.02 (22%), 1323.01 (20%), and 1322 (19.7%).



The auditor's information on foreclosures is generally supported from information attained from the US Postal Service concerning vacant addresses. While the USPS lumped residential and commercial properties together, the conclusion is the same: Census Tract 1321 has the highest foreclosure and turnover rates in the city, followed by census tracts 1323.02, 1323.01, and 1322.

The number of foreclosures is a concern for Bedford officials, simply for the reason that homes often go in a state of disrepair and have profound effect on the contiguous residents and property values.

However, foreclosures are not isolated to Bedford alone. The USPS data indicates that Bedford's vacancy rate is lower than most of its counterparts in Cuyahoga County.



Census Tract - Community	Move in Last 5 Years		Householder in Unit < 1 Year		% of Owner-Occupied Units		Gross Rent		Average Home Improvement Loan		% of Loans Approved	
	1990	2000	1990	2000	1990	2000	1990	2000	1995	2004	1995	2004
1321	39.0%	41.8%	23.0%	17.4%	62.9%	62.5%	\$463	\$553	\$9,565	\$20,417	65.7%	36.4%
1322	33.9%	32.7%	8.3%	11.7%	81.8%	81.2%	\$439	\$568	\$12,136	\$55,000	64.7%	34.5%
1323.01	42.6%	47.3%	19.0%	25.2%	48.9%	47.3%	\$487	\$628	\$6,909	\$13,250	55.0%	17.0%
1323.02	41.2%	38.9%	14.9%	18.9%	55.4%	50.3%	\$435	\$597	\$8,222	\$84,000	52.9%	18.0%
Cleveland	41.0%	44.2%	19.3%	20.7%	47.9%	48.5%	\$322	\$465	\$10,616	\$36,706	48.9%	33.3%
County	39.2%	40.4%	16.6%	17.2%	62.0%	63.2%	\$397	\$541	\$12,488	\$46,492	54.6%	37.2%

NOTE: Census Tracts with better than county averages are highlighted in yellow.



The City of Bedford, Ohio

Strategies and Recommendations

The City of Bedford may have little or no control over many of the factors that affect housing prices, including national and international economic trends, private lending practices, interest rates, labor and materials costs, and other factors that are subject to change. Population growth, migration patterns and shifting demographics can have dramatic affects on the demand for land and housing, but are also matters largely out of the realm of local government's control and influence. Most of Cuyahoga County's residents leave for areas primarily contiguous to the county, as indicated in orange and yellow on the map illustration.

However, Bedford can exercise clear control in setting local building inspector and development regulations which have significant impacts on housing development costs, most notably in the areas of land acquisition, site development and construction costs. These costs, in turn, are reflected in local housing prices. The following strategies have been selectively designed to assist city officials and private developers to attain their own unique interests, and yet be in the best interests of existing and future residents of Bedford.

Recognizing the links between land use regulation and housing costs, the City of Bedford can encourage a wide

array of housing opportunities by reviewing and updating, where appropriate, land use and development policies contained in the comprehensive plan, and zoning ordinance and subdivision ordinance that regulate how land can be used and developed.

To help attain the housing objectives and planning issues stated earlier, a variety of techniques largely tied to zoning and land usage could be examined.

Promote Planned Unit Development

Bedford currently utilizes a Planned Residential Development (PRD) zoning classification per chapter 1945 of its codified ordinance. The City should consider developing a planned unit development (PUD) classification to provide an increased level of flexibility in the overall design of all types of projects, just not residential projects, in exchange for a higher quality of development. PUDs may be regulated as a separate zoning district, or as a conditional or special use permitted in selected districts (if districts were established). Some political subdivisions also designate PUDs as "floating zones" which do not apply to a particular location until an application is received and approved. Flexibility is a major key to successful PUD projects. Reducing minimum land area requirements for these development types can encourage greater use of this technique.

Update the Subdivision Ordinance

Bedford could refine its subdivision ordinance to help promote infill development and/or new housing

redevelopment. Bedford could lower the costs of creating affordable housing by updating or modifying regulations where possible. Minimum requirements can often be lowered to reflect actual projected usage and needs. A zoning ordinance update was highlighted as a recommendation in the economic development chapter. Moderate changes in the zoning code will help promote better tranquility in many of Bedford's neighborhoods.

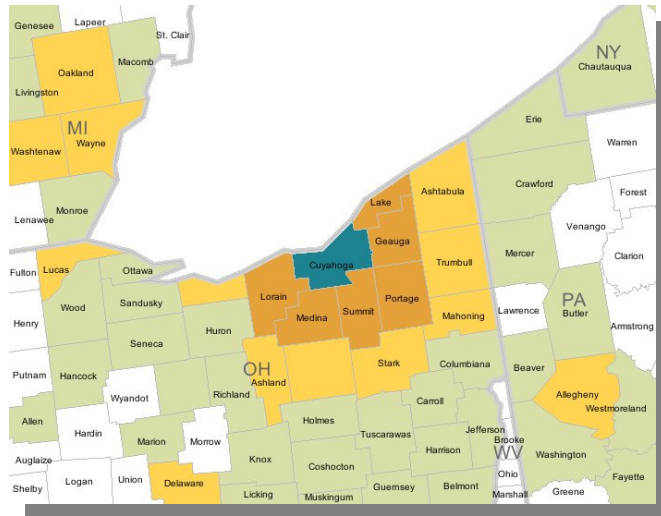
The subdivision code update and zoning code update should occur at the same time because the two issues are often interrelated. These two codes could also be integrated into one Unified Development Code as in some Ohio communities.

Promote Infill Development

Infill refers to development that takes place on land within built-up areas that have been passed over for various reasons during previous development phases and have remained vacant or under-utilized. There are currently a variety of locations in Bedford that can accommodate infill residential development.

Bedford can encourage infill development as part of a strategy to revitalize and bring new activity to older neighborhoods.

This type of development can also provide opportunities for the construction of affordable housing. Infill development can range from construction of single-family housing on one or two adjacent lots, to an entire block containing mixed residential and commercial uses.



The City of Bedford, Ohio

Careful design, with particular attention to enhancing compatibility with surrounding buildings, parking, and traffic problems, will help to increase neighborhood acceptance.

Bedford could encourage infill development, if and when necessary, by:

- ✓ Preparing an inventory of potential infill sites and making it available to developers, area real estate agencies and residents;
- ✓ Sponsoring a workshop for developers to demonstrate infill development opportunities and tour potential sites. The type of development required on small infill parcels may be unfamiliar to some developers;
- ✓ Adopting flexible zoning and building regulations which allow development of irregular or substandard infill lots;
- ✓ Allowing mixed uses for infill developments which may enhance the economic feasibility of projects;
- ✓ Assisting in the consolidation of infill lots into larger, more easily developed sites. Assembling large parcels can be difficult if there are different owners who may be holding out for higher prices; and,
- ✓ Allowing sufficient density to induce housing development.

Encourage the Development of Neighborhood Associations and Group

Neighborhood groups could be active at the City administration level on activities and decisions that affect their neighborhoods.

The neighborhood groups could work with the City's Inspection and Code Enforcement staff (and the

Community Development Department), to identify issues and concerns, and suggest solutions to the City. Many residents noted a preference in the community survey that maintenance of private properties and code enforcement were needed in their neighborhoods. With budget and staff cuts at the City, private efforts could help make the job a bit easier and result in greater impact and more successful enforcement.

The partnership proposed to be created in the Housing chapter could work with the Community Development and Building departments to identify all rental units within the various neighborhoods (including single-family dwellings) so that the City can properly address issues related to rental housing.

Per H.B.294, which went into effect Sept. 28, 2006, requires all rental property owners to register their contact information with the County Auditor. The new law also requires that the registered owner must update their information within ten (10) days after any change occurs. Nonresident owners of residential rental property in Ohio are now required to designate an in-state agent for service of process. Failure to register these properties are considered a minor misdemeanor. The neighborhood groups could assist the City ensure that the rental property owners are abiding by the law and report all rental properties to the County auditor.

Neighborhood groups could be engaged to work with their elected officials and the Community Development Department to provide input on the activities in the various neighborhoods. These neighborhood groups could work not only with the City administration and the proposed Housing Partnership, but also with the School District;

Comprehensive Master Plan – Housing

businesses, churches and agencies within their neighborhoods; civic and fraternal groups in the community; the City's police, parks, electric, streets, and utilities departments; local banks (which have federal Community Reinvestment Act requirements to meet); and residents of the neighborhoods. The City could earmark a small pot of funds to support the neighborhood groups with mailings, newsletters, flyers, announcements, and other communication and administrative tasks.

The Neighborhood Groups could work closely with their Ward Councilperson and the City's Police Department to enhance existing Block Watch groups, or to start new ones, until every neighborhood in the City is covered.

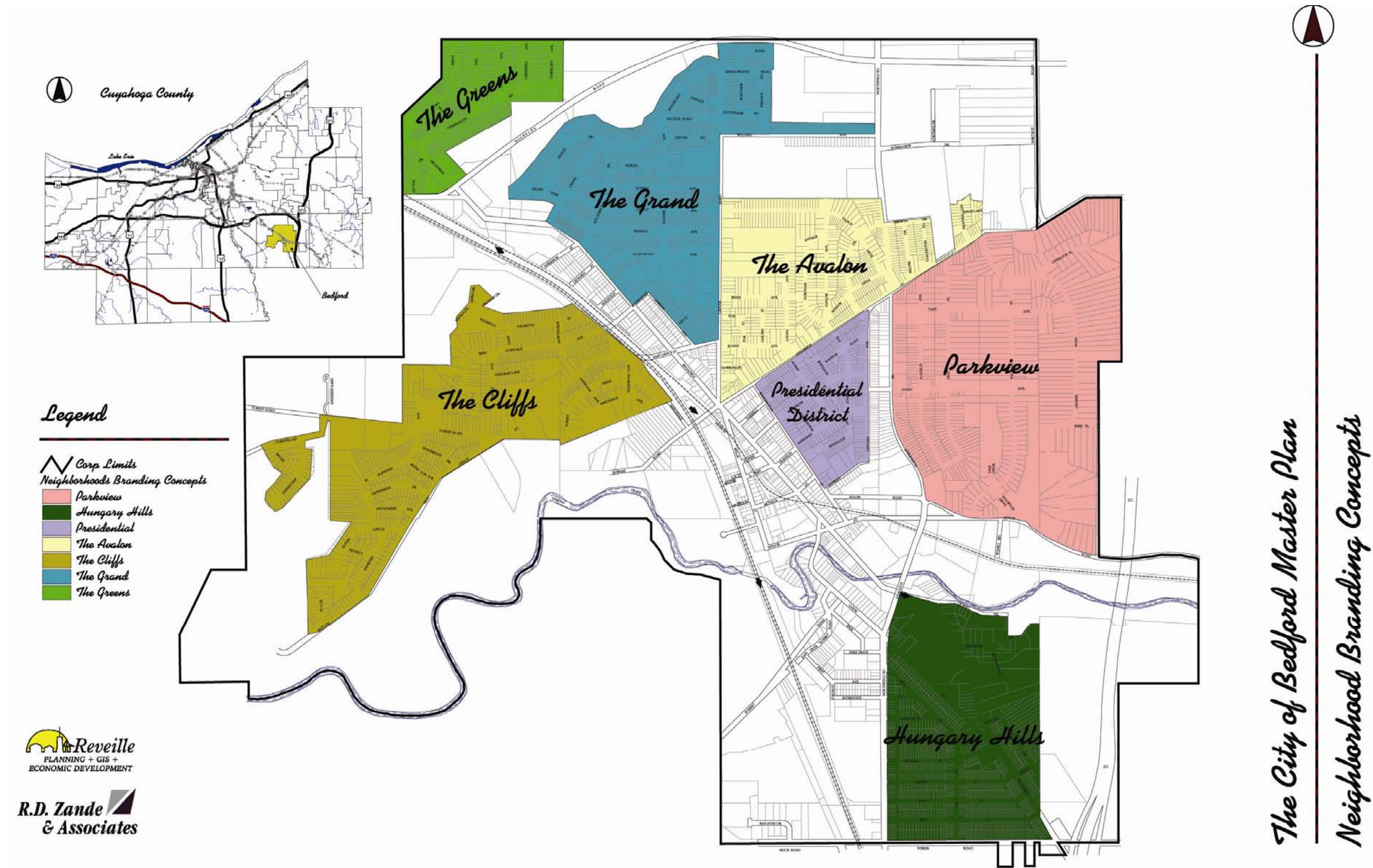
Promote Neighborhood Branding

Bedford has very unique neighborhoods with special character, such as the Presidential District and Hungary Hills, or "The Hills." Some neighborhoods, as they develop from an organizational standpoint, may benefit from adopting and promoting an identity specific to that neighborhood.

While creating a special identity serves many functions, each neighborhood must also remember that it is part of a much bigger picture and continue to work for the betterment of the community at large. Neighborhoods could work through the Building Department and Economic Development and Community Planning for assistance with these activities. Some ideas for neighborhood branding are illustrated in **Map: Neighborhood Branding**.



The City of Bedford, Ohio



Comprehensive Master Plan – Housing



The City of Bedford, Ohio

Promote the restoration of historic and unique homes

Almost 27% of Bedford's housing stock was constructed before 1939. There are a variety of methods Bedford could use to promote the preservation of historical homes among its existing housing stock.

Bedford currently has an H-1 "Historical Overlay" zoning classification on the books but is not currently being utilized.

Additional methods to promote historic properties include:



Heightening enrollment of properties on the National Register

Several criteria are necessary to have properties listed on the Register, with the Ohio Historic Preservation Office being a good advisory and information source for potential historic property owners to consult if they believe their properties retain unique architectural, archaeological, engineering, or cultural significance. The following are the National Register Criteria for Evaluation:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history;

2. That are associated with the lives of significant persons in the past;
3. That embody the distinctive characteristics of type, period, or method of construction; or that represent the work of a master, or possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction, or;
4. That have yielded, or may be likely to yield, information important in history or prehistory.

Bedford's Historic Preservation Board, per section 1943.07 of its codified ordinance, has developed additional criteria in defining "historical significance," and these criteria are similar to the national criteria.

Possible development of historic preservation ordinances

A broad historic preservation ordinance can be a vital tool to assist Bedford preserve its unique heritage and ensure properties with historic worth are considered during community planning. In general, these ordinances can be established without an extensive review of the area's historic resources, (but largely on the assumption that there is something



in the community having historic worth). If adopted the ordinance should provide for the existence of a review board, either a landmarks or historic preservation commission, to oversee the preservation program and to specifically make evaluation and priority decisions. The responsibilities of this local commission or board could include:

- ✓ Perform surveys for local historic properties and manage a database;
- ✓ Prioritize which properties should be nominated to a local register of historic places;
- ✓ Review, amend, and approve changes to designated properties;
- ✓ Administer financial incentives and preservation grants;
- ✓ Provide technical assistance to property owners on recommended preservation and rehabilitation techniques;
- ✓ Assist local officials and other groups, public or private, on historic preservation topics;
- ✓ Implement recommendations and guidelines of the local historic preservation plan;
- ✓ Educate the public on the benefits of historic preservation.

Coupled with a survey of historic properties, such an ordinance could be instrumental in ensuring the area remains strong with yesteryear's aesthetics.

Once a historic preservation ordinance is established, Bedford could seek to become a "Certified Local

Comprehensive Master Plan – Housing



The City of Bedford, Ohio

Government,” and participate in the national historic preservation program under Section 101(c) of the National Historic Preservation Act. As a certified local government, Bedford could qualify for additional financial incentives and matching grants to perform further preservation projects such as surveys, preservation plans, nomination preparation, and education-related activities.

Creation of historic district ordinances

Historic district ordinances differ from historic preservation ordinances in that they are specifically tied to a particular district within the community. In addition, they are usually more specific in nature insofar as what types of alterations can be done to historic properties within each district, and such ordinances generally define specific boundaries, limit development, or otherwise protect the district, and establish a review board to oversee compliance with the protective clauses. Creation of a historic district can only be established with consent of 51% of property owners within the designated district, with property owners living in the district involved with the review board in some sort of capacity.

Preservation of historic structures and properties through zoning

To help assist preserve historic properties, another good tool to use is zoning, especially when used to back the historic preservation ordinance. Through this procedure, a historic preservation classification must first be established within the zoning code. When established, the ordinance could operate as an “overlay,” with reference to architectural design or modification of existing structures, on the existing zoning of historic districts. To ensure historic continuity in the area, it is important that conflict between zoning and preservation efforts are minimized by ensuring that existing

zoning codes do not allow for uses that may be injurious to historic properties or the historic “aesthetics” of the nearby environment. Nevertheless, if preservation planning and zoning can be properly coordinated, both can work to ensure a tranquil and historically-pleasing environment.

Using financial and tax incentives

Financial and tax incentives for preservation, rehabilitation, and adaptive uses of historic properties can take shape in many forms, some implemented at the local level, with others requiring a joint collaboration between state and federal agencies.

Tax incentives, such as investment tax credit (ITC) programs like the federal rehabilitation tax credit program are valuable tools to help a community promote historic

preservation by reducing overall costs affiliated with rehabilitation of properties. This is especially true for the rehabilitation tax credit program which allows owners or developers to receive a 20% rebate on costs affiliated with rehabilitating income-producing properties listed on the National Register. For example, a \$1 million dollar rehabilitation project would actually cost \$800,000 after the tax credit is applied.

For property owners who undertake rehabilitation projects to qualify for the 20% tax credit, work must conform to the Secretary of Interior’s Standards for Rehabilitation.



Although this tax credit applies only to National Register income producing properties, nonhistoric income generating properties could qualify for a 10% tax credit, seeing that they also meet the above rehabilitation standards. Both types of projects must undertake a three-part process, with each phase being handled in cooperation with a State Historic Preservation Officer (SHPO). In addition, due to federal tax law changing from time to time, it is important to consult a SHPO before getting involved with these types of tax programs.

Continue to Promote Neighborhood Character

Bedford’s neighborhoods are the fundamental building block for developing and redeveloping residential areas of the city. These residential areas should be developed, redeveloped and revitalized as cohesive sets of neighborhoods, sharing an interconnected network of streets, schools, parks, trails, open spaces, activity centers, and public facilities and services.

Continue to Implement and Revise Building and Maintenance Standards

Bedford should continue to utilize its existing building and maintenance codes. Bedford’s building department is very proactive in ensuring neighborhood quality and heightened building standards.

Signage

The City should explore the acquisition of non-conforming signs through direct compensation or other means. Signage has a great impact on Bedford’s visual attractiveness. The City should begin a process to identify non-conforming signs and prioritize those deemed most undesirable. Once identified, an implementation plan can be developed



Comprehensive Master Plan – Housing

The City of Bedford, Ohio

to include seeking voluntary cooperation from property owners as well as allocating funds to acquire signs.

Establish Gateway Points

The City should collaborate with its contiguous communities and other civic organizations to continue to enhance entryways and corridor systems leading into Bedford. The strategy should include the promotion of key green/open space areas and the use of landscaping.

Revise Landscaping Requirements in the Zoning Code

The City should review the existing landscaping requirements in the zoning code to ensure they correlate with the goals implied in the updated Master Plan. New landscape requirements should provide stricter guidelines for screening and buffering parking lots and service areas in commercial areas to reduce their visibility from the street and to separate conflicting uses.

Other methods to improve neighborhood quality include:

- ✓ Redirect truck traffic away from residential neighborhoods.
- ✓ Institute a traffic calming program to reduce speed and volume of through traffic.
- ✓ Create aesthetically pleasing neighborhood gateways. These can be designed around decorative signage, special street tree plantings or street pavement treatments that provide a sense of arrival and distinction for individual neighborhoods.
- ✓ Encourage the construction of tradition neighborhood design features (e.g., reduce front

yard building setbacks, alleys, garages located to the rear of principal structures).

- ✓ Link park and recreation facilities to existing and planned neighborhoods.
- ✓ Ensure existing and emerging neighborhoods are connected via the road network, sidewalks, and possible bike trails.

Utilize Federal, State, and other available programs to increase homeownership and home affordability.

Beyond specific zoning and other land use techniques that could help foster additional housing opportunities, the State of Ohio and the Federal government offer other programs and specific incentives.

State Investment Tax Credit

A State Investment Tax Credit could be available through a brand new program approved by the State of Ohio that provides a 25% tax credit for the restoration and rehabilitation of Ohio's vacant and underutilized historic buildings. This tax credit is a dollar-for-dollar reduction in taxes owed. Owners of buildings listed on the National Register, certified as contributing to a registered historic district, or designated by a Certified Local Government would be eligible for this credit.

Low Income Housing Tax Credits

The City should investigate the use of Low Income Housing Tax Credits (LIHTC) for projects involving the rehabilitation of upper floors. Use of this tax credit can result in substantial leverage for owners looking at innovative ways to fill gaps in building rehabilitation programs. Not only could this tax credit help make units available to residents with fixed incomes, such as the senior population, but it could also provide decent shelter to single-

parent families, or other families just starting out who cannot necessarily afford to purchase a home of their own.

County Programs

Other programs available from the Cuyahoga County Department of Development include:

1. Exterior Maintenance Program

Bedford may request recoverable grants up to \$35,000 per house for demolition and repairs to vacant abandoned houses to eliminate conditions of blight or physical decay. Certain repairs are not eligible and repairs to sidewalks, driveways, and detached garages are limited to 20% of the total grant. Funding is limited and projects are approved on a first come, first served basis.

2. Down Payment Assistance Program

The Down Payment Assistance Program is available to income qualified first-time homebuyers for the purchase of a home. Income guidelines range from \$34,350 for single households to \$64,800 for households with eight or more persons.

3. Housing Rehabilitation Loan Program

The Housing Rehabilitation Loan Program enables eligible low-and-moderate income homeowners to make repairs and basic home improvements. Loans are offered at below-market interest rates and based on the approved repair needs of the property for terms up to 15 years.

Loans are made up to 97 percent of appraised value and are secured by a mortgage on the property. Priority is given to Department of Housing

Comprehensive Master Plan – Housing



The City of Bedford, Ohio

and Urban Development (HUD) housing quality standards and health and safety issues.

4. Housing Revenue Bond Program

Multi-family Housing Bonds are available to nonprofit and for profit developers to purchase, construct, or rehabilitate multi-family housing projects.

The following occupancy requirements on all tax-exempt revenue bond financing housing projects require that: (a) No fewer than 20% of the units must be occupied by households earning less than 50% of the area median income, or (b) no fewer than 40% of

the units must be occupied by households earning less than 60% of the area median income.

Bond proceeds can be used for purchase, construction or rehabilitation of a multi-family housing project (including land and buildings), and to fund most related fees including construction financing, legal, audit, FHA mortgage processing, bond underwriting and issuance costs, replacement reserves and settlement costs.

5. Mixed Use Rental Assistance Loan (MURAL)

The Mixed Use Rental Assistance Loan (MURAL) program assists communities with Improvement

Target Areas to provide funds for repairs and renovations in apartments located over street-level retail stores. The Cuyahoga County Department of Development administers this program, using federal Home Investments Partnerships Program funds.

Funds for apartment renovations, up to \$15,000 per unit, are available for renovations to apartments over street level stores. Funds are used to correct code violations and make other needed repairs or improvements. Priority is given to completed Storefront Renovation Program retail locations.



The City of Bedford, Ohio

Recreation

Introduction

There is a positive relationship between park proximity and residential property value when parks and open spaces are well maintained and secure. Bedford is accessible to excellent parks.

Bedford parks and the city's prime access to parks could serve as the city's signature attraction, prime marketing tools to attract tourists, conventions and businesses, helping to shape city identity and give residents pride of place.

Organized events held in public parks—art festivals, athletic events, food festivals, musical and theatrical events—could bring substantial positive economic impacts to Bedford, and bringing customers to local stores.

Bedford's coming years will most likely be marked by increasing demand for recreation services for seniors as well as a greater urgency to increase physical and social activity among children and youth. The discussion of the city's direction of recreational services and programming will require additional direction in order to meet existing and future program and service demands.

Planning Issues

The recreation debate in Bedford is no different than the recreation debate in play in many communities across Ohio today. While the debate gets heated with issues such as programming, the issue that's the catalyst for impasse is money and finances. The survey and public survey process that the recreation department embraced in 1998

highlighted several issues many of which revolved around programming, the times programs are offered, and the condition of the facilities in which they are offered.

However, it appears this debate of future recreational programming stopped short of being successful because the survey (completed by less than 10% of residents) indicated that a majority of residents would be against an increase in taxes and user fees to support additional recreational programming and facilities.

Over the next decade and further, it is anticipated that the following variables will be in play in Bedford's recreation debate. These issues are:

1. Addressing facility expansion issues through open community dialog.
2. Developing expanded and

additional programming in a cost-effective manner. There currently is a shortage of funding to expand the current programming. Creating new programming without increasing taxes or adopting user fees is unlikely according to city officials.

3. Developing programming that is age, race, and culturally specific.
4. Managing regional relationships with other recreational purveyors, communities, and agencies.



Existing Conditions and Trends

The city is currently linking the Ellenwood Center to city hall via a trail system. The trail would begin at the back of City Hall, 165 Center Road, and extend more than 1,400 feet to Ellenwood Center, 124 Ellenwood Ave. Over 1,060 feet of the trail will be asphalt and 400 feet will be crushed limestone. The city also intends to link the city hall to the Viaducts via a trail system along Center Road and Broadway Avenue.

The City of Bedford's primary recreational center located at Ellenwood has limited opportunities for expansion. This lack of space limits the overall number and frequency of daily and weekly recreational programs.

According to the recreation director, the mission of the recreation department has not changed. However, due to the aging and restructuring of Bedford's age cohorts, the type of programming that resident's desire has changed.



Comprehensive Master Plan – Recreation



The City of Bedford, Ohio

The current budget is adequate to maintain the current programming. However, the development of new programs or the expansion of existing programs will more than likely substantiate the upgrading of the existing Ellenwood facility or the development of a new facility.

Recreation officials note that this potential upgrade of the existing community center could house additional activities such as a regulation-size gymnasium and second floor walking/running track and exercise room with workout, cardiovascular, and rehabilitation equipment. However, the possibility for a two story gymnasium expansion would be a capital expense that would require an increase in yearly operation funds and property tax increase.

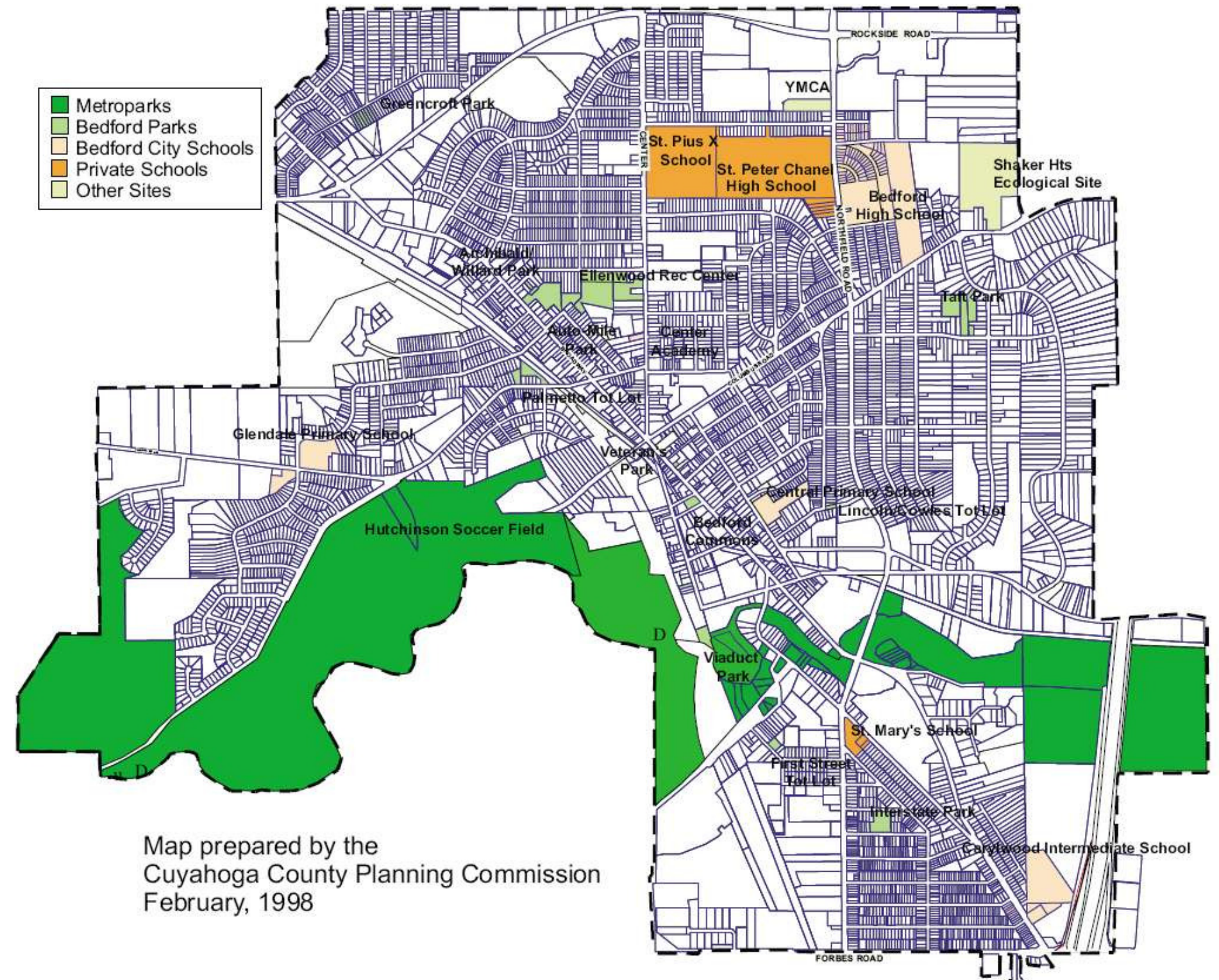
Strategies and Recommendations

Continue the Recreation Debate

Several meetings were held in 1998. The meetings, called Community Oriented Public Service (COPS), focused heavily on recreation and recreational programming needs. The resident's preferences as well as concerns and constraints were duly noted over the course of these meetings. Almost 10 years later many of these same issues and concerns are still in play.

These issues include, but are not limited to:

- Building a new community center
- Expanding the Ellenwood Center
- The establishment of a senior center
- Building a new community pool or making the outdoor pool a year-round facility.
- Increasing programming for adults and children
- The need for child care in these facilities



Comprehensive Master Plan – Recreation



R.D. Zande
& Associates

The City of Bedford, Ohio

Develop a Parks and Recreation Master Plan

Recreational programming and the development of recreation programs can be controversial because of the resident's diverse interests. Programming can often be dictated or "pushed" by a small, yet collective population. However, if developed properly, programs can be developed that spike the interests of every resident. To first do so, it is important to engage in an active recreation planning process that assesses needs that are based in demographics as well as interests, as the two are often different and conflicting.



A Park and Recreation Master Plan could include trail design guidelines for all future redevelopment areas. These guidelines could include

sidewalks, separated bike and pedestrian paths and trails, and an on-street bike path system.

Develop a Feasibility Study

There is a need for expansion of indoor facilities at Ellenwood and, most likely, at a new facility to accommodate additional full size gymnasium spaces, spaces for the performing arts and senior citizens, indoor turf field for the various sports leagues, and expansion of the Recreation Department office.

City officials should pursue a feasibility study to determine the most cost beneficial configuration of spaces and the means of implementation by the city staff, Bedford in partnership with others, or alternative means of financing construction and operations.

However, operating costs of future recreational facilities should be offset (as much as possible without steering away residents) by revenues from the persons benefiting from their use. An important objective of a feasibility study is to identify both the capital costs and the extent which revenues can be expected to offset operating costs.



A current review of the recreational budget indicates any new major programming or recreational facilities like a new pool or community center would require that new taxes in way of property or income taxes, and/or user fees be levied. Before the public is faced with this issue again it is imperative that a feasibility study be developed.

Improve Communication

Residents noted during the last planning process held in 1998 that they'd like to have additional awareness of recreational programs. To this end, the recreation staff prepared and developed a website to improve public outreach. For easier access to the website, recreation staff should consider developing a formal linkage between the city's website and the bedfordrecreation.net website.

Increase Collaboration with Entities with Similar Recreational Needs

Bedford residents should recognize the value to the community of these entities in providing a variety of recreational opportunities. It should seek to partner with private sector entities when mutually beneficial and it should partner or coordinate services with the YMCA and others to serve residents without significant duplication or competition.

Recreation and other city staff should seek additional opportunities to partner with contiguous school districts and communities like Oakwood and Walton Hills when it can do so in a mutually beneficial manner. However, this burden should not be the complete responsibility of recreation staff, but the elected officials and other city staff as well.

Pursue Additional Funding Avenues

Bedford officials should seek alternative means and techniques of capital financing, private investment, partnerships, and other available resources when appropriate.

Heightening partnerships with other agencies for the construction and operation of the aquatic facility will help reduce the financial burden, but could decrease the amount of time the facilities are available to only Bedford residents. A bond or tax issue needs to be discussed with Bedford residents and employers.

Comprehensive Master Plan – Recreation



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Yearly operating costs for multiple aquatic facilities will also exceed the current tax revenue for the Department. An increase in the 1.4 mil levy for Parks and Recreation or an increase in the income tax devoted to parks and recreation will be required to operate two pools. User fees will also have to be raised in order to support the operation of the pool or pools because the existing pool has lost money for the last 10 years.

The addition of a pool to the existing Ellenwood facility will possibly increase hardships in other programmatic areas due to increased staffing, operation and maintenance costs affiliated with the new pool.

Citizens have also expressed a desire for additional recreational opportunities including recreational trails, a new recreational facility, and construction of an aquatic facility. All the new recreational features will pose a challenge to the City with the limited budget that the Parks and Recreation Department possesses. The current recreation monies provide enough funding to make slow, steady progress on maintenance and repairs, while providing staff for programs and services. New recreational facilities will require creative funding solutions.

Develop Performance Measures

Staying in touch with the City's recreational users is critical. User surveys and internal staff evaluations should be completed for all programs.

User confidence should be tracked and utilized to improve programs or eliminate those that are not successful. A new on-line survey process could be implemented to help our users provide comments. The online method should

increase the response rate and aid in the analysis of data for reports.

Using national accreditation standards, the Parks and Recreation Department could compare its operations and programs to others and utilize these standards for operations. The accreditation process through the National Recreation and Park Association could also be pursued over the next five years to measure and improve Bedford's recreational programming and services.

Embrace Trail and Greenway-Based Recreational Programming

The City of Bedford sits on the edge of Northern Ohio's largest natural preserve, complete with hundreds of miles of all-purpose trails. Bedford officials and recreation staff should work with area recreation providers to tap into this growing national interest in trail and greenway-based recreational program in a similar fashion that Shaker Heights, Cleveland, and Cleveland Heights are doing. As of July 2007, officials from the three communities are looking at methods and resources to link their communities via a bike path system.

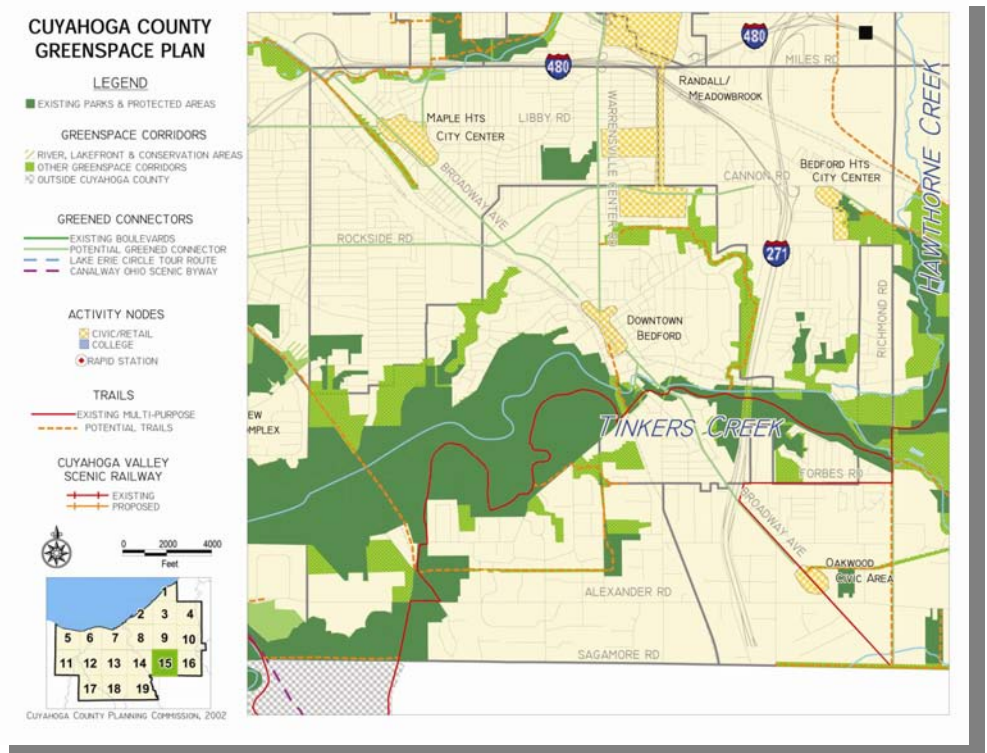
Bedford staff should utilize the City's prime access to prime trail outlets and enter a similar (or same) discussion with area communities and Metroparks staff.

Bedford's access to prime resources include the Cleveland Metroparks, which provides over 60 miles of paved, all purpose trails for cycling, walking, running and in-line skating. The Bedford Reservation trail system is also nearby and has access points off Button, Dunham, Egbert, and Willis roads.

The 19.5-mile Ohio & Erie Canal Towpath Trail is linked to the Bedford Reservation system. And there are 10 trailheads providing parking and access to the Towpath Trail.

Not to forget the Buckeye Trail. Bedford's section begins at a kiosk in the Brecksville Reservation, Cleveland Metro Parks. This kiosk marks the beginning of the Bedford and Akron Sections and the end of the Medina Section. The Bedford Section heads northeast and ends at Headlands Beach State Park on Lake Erie.

Furthermore, although the City's pathways are an excellent recreational resource for residents and tourists alike, more work is needed to develop a fully interconnected network, including the development of linkages between existing trails and neighborhoods, as well as expansion to new areas.



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Pursue the Feasibility of Developing Downtown Recreational Outlets

A discussion surfaced during the 1999 master planning process concerning a seasonal outdoor pavilion in the downtown area. While issues such as cost and feasibility have not been addressed, there was concern that such a facility could be detrimental to shopping downtown because the pavilion would be located in a city parking lot. Such a concept could work well if the site was used for parking, or other uses like skateboarding, during the summer and during the winter utilized for skating and other recreational purposes. Underground stormwater retention facilities could be utilized and the water pumped back up for use for ice skating.



Seasonal Recreation Pavilion

Doty & Miller
ARCHITECTS
600 Broadway Avenue Bedford, Ohio 44146
Tel: 440-399-4100 www.dotyandmiller.com



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Comprehensive Master Plan – Recreation



The City of Bedford, Ohio

Storm Water and Sewer Management

Introduction

Because needs change with time, Bedford's utility system planning is a continuous function. Therefore, the longer term projections and improvements discussed in this report should be reviewed, re-evaluated, and modified, as conditions change to assure the adequacy of future planning efforts. Proper future planning will help assure that utility system expansion is coordinated and constructed in a cost effective manner.

This section is an update of utility issues that are ongoing since the last Master Plan developed in 1999. Because some of the same capital improvement issues are in play, the maps and inventory presented in the 1999 Plan are still relevant and should be consulted when needed.

Planning Issues

As the City of Bedford continues to develop underutilized industrial lands and redevelop vacated properties, additional demands will be placed upon the sewer collection and water distribution systems. In each case, careful long-term planning will be necessary to ensure that the facilities that are improved to assist these areas of development are sufficiently sized and placed to allow flexibility as the proposed demands on each system change with the local economy.

New or replacement sanitary sewers should be large and deep enough to handle a variety of conditions or potential future extensions, while not oversized or too deep to become too expensive to construct and maintain. Further, the pipes

should be sized to ensure minimum velocities are maintained to prevent operational issues, such as solids deposition or the formation of septic conditions, in the future.

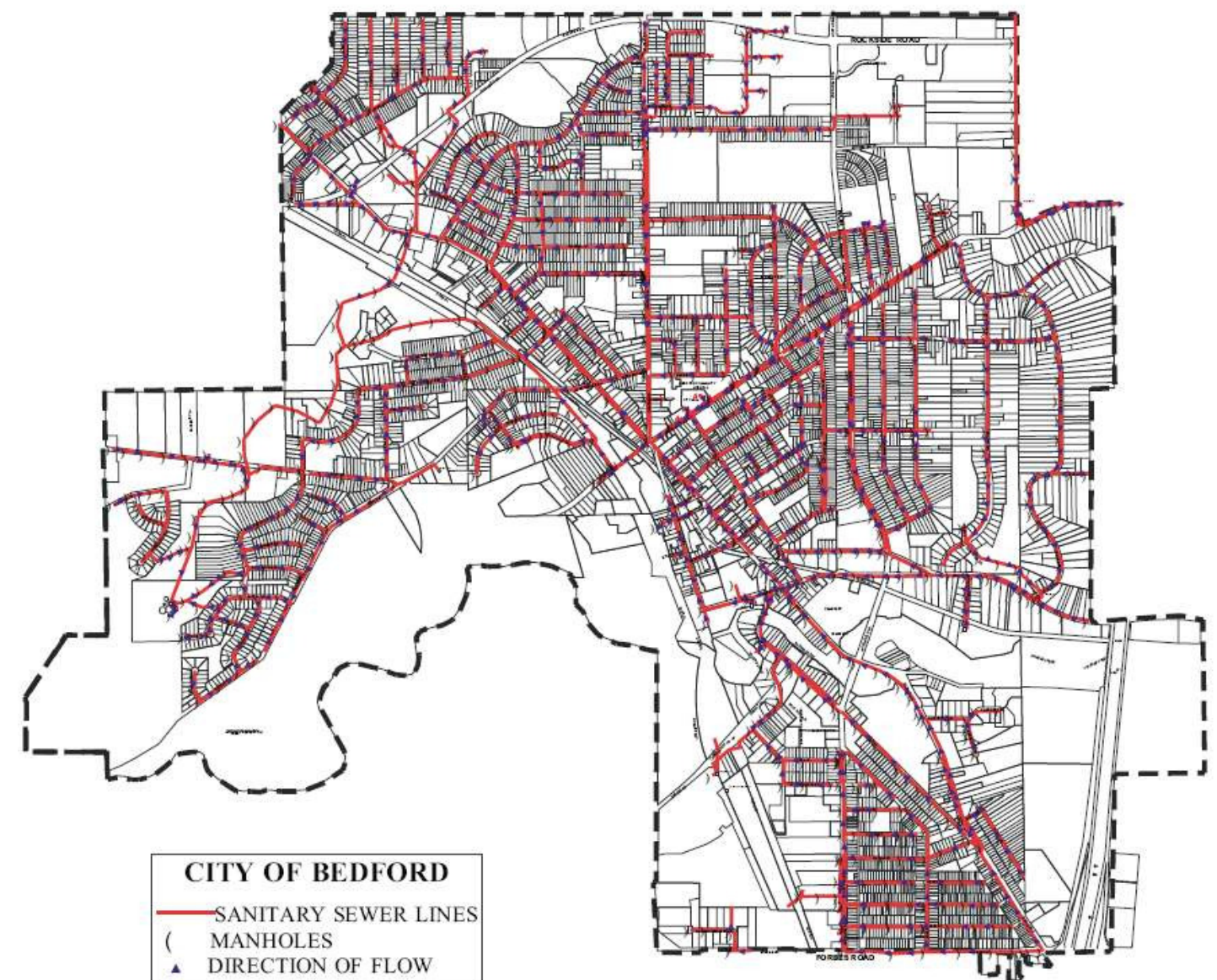
Storm drainage collection systems must incorporate methods of reducing the rate at which the runoff discharges, as well as the reduction of floatable and settleable solids that may adversely impact receiving waters. The proper sizing and maintenance of the storm water collection system will also reduce the volume of clean water entering the sanitary sewer system and result in the reduction of operating costs for the wastewater treatment plant (WWTP) and sanitary collection system, as well as reducing the potential for basement backups or other overflow conditions.

Water distribution system improvements must take into account the current and future consumption, as well as the demands for fire protection. In addition, other issues related "water age" or retention within the City that can impact the quality of the drinking water must be considered.

Existing Conditions and Trends

Sanitary Sewers

The sanitary sewer collection system was originally constructed as a combined system, but was separated by "surface load separation projects" through the late 70's and early 80's. In addition, the City also completed a series of



The City of Bedford, Ohio

sewer replacement projects where many of the trunk sewer mains were replaced about 25 years ago. The sanitary sewer system currently consists of roughly 50 miles of sanitary sewers ranging in size from 8" to 36" and most are constructed of vitrified clay pipe.

Sewer investigations completed about 20 years ago showed significant problems with sags, root intrusion and other issues that impact capacity of the system. The City has completed a series of projects to complete point repairs and address the worst situations, but City staff believe that much more could be done. As part of the original sewer investigations, smoke and dye testing located many downspouts connected to the system and the City enacted a project to have all downspouts "turned out" onto the surface. City officials believe that they have completed the entire City for the first go-around and now need to go back into the original areas and re-check to ensure that the downspouts are still out of the system.

The sewer that serves the largest employer, Ben Venue, does not have capacity to serve the proposed expansion to that facility. The City is evaluating options to serve the growth. There is also flooding that occurs in that area during wet weather.

The City maintains the mains as well as the service laterals up to a cleanout located at the R/W. If requested, City crews will clean residential lines from the house to the main.

The City currently expends about \$100K per year for CIP's on the sewer side, but that is generally drawn down from the reserves. The City does not currently have a Sewer Master Plan, but one is supposed to be under development for the current City Engineer.

Waster Water Treatment Facility

The WWTP is a trickling filter plant with a rated capacity of 3.2 million gallons per day (MGD) on average with a peak of 6.4 MGD. Current average flows are about 2.7 MGD, with significantly higher peaks. The original WWTP was in another part of the City and was demolished and replaced with the WWTP at its current location in 1937. The plant is staffed 24-7, with 10 full-time staff and requires a Class IV operator to oversee daily operations.



Several expansions and modifications have taken place, with the most recent significant ones being:

1990 – Addition of 2.0 MG equalization basin and headworks modifications to eliminate a headworks bypass. The EQ basin is problematic and needs some attention.

2003 – Added sand filters to end of process to have tertiary treatment

2004 – Reconstructed trickling filters to raise height and convert from stone to plastic media.

Although the plant is rated for up to 6.4 MGD, it can only handle about 4.5 to 5.0 MGD hydraulically. The sand filters added in 2003 seem to be the primary restriction.

The WWTP discharges to Wood Creek, which flows to Tinkers Creek and eventually to the Cuyahoga River and Lake Erie. Under normal conditions, there are no problems meeting effluent limits and during the recent visit the effluent at the outfall looked exceptionally good.

The EQ basin will fill during most wet weather events, including snow melt, and about 20 times per year overflows to a combined outfall with the treated plant effluent. These overflow events will soon become a significant problem for the City to resolve.



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Water Mains

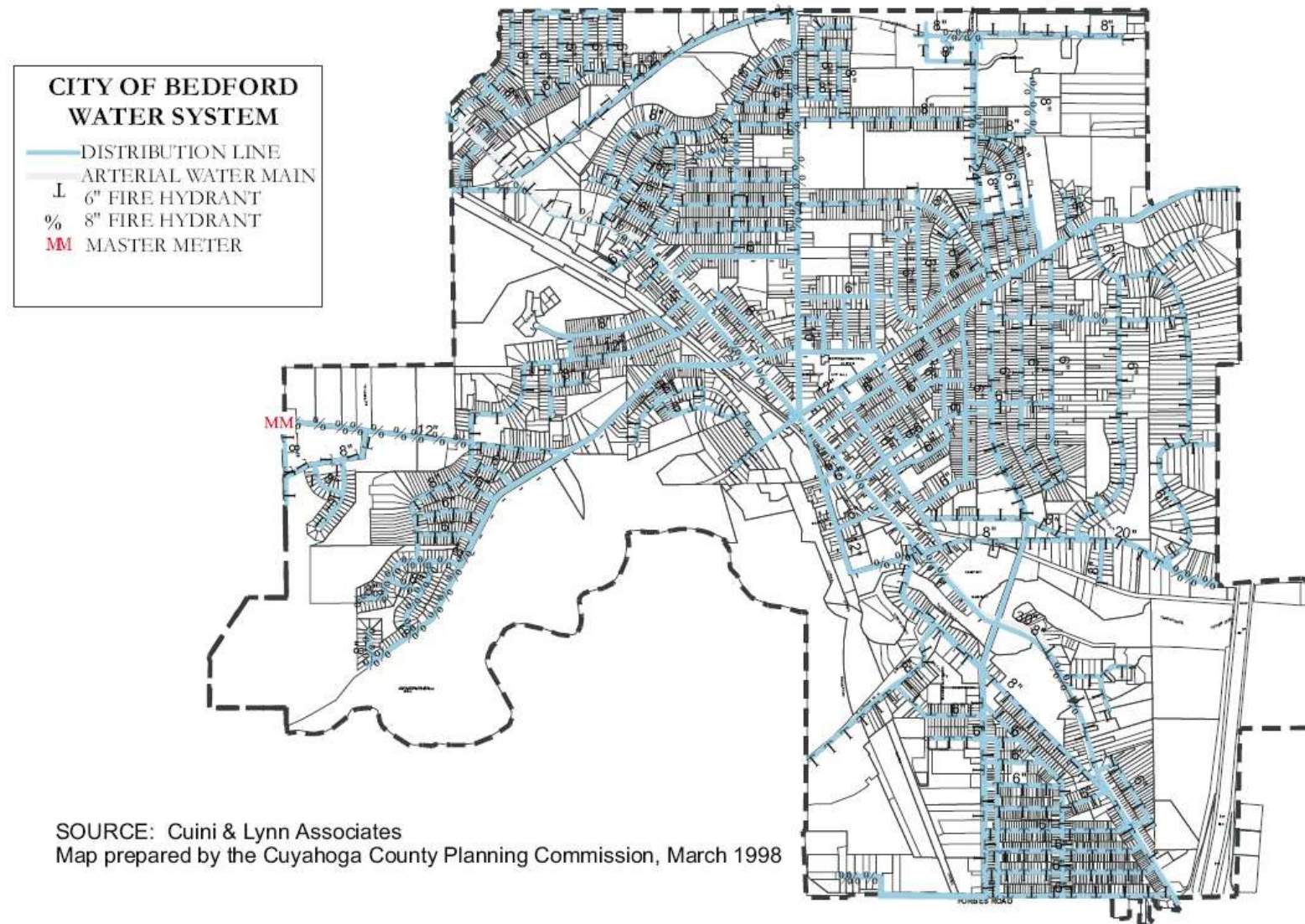
The City maintains roughly 51 miles of water mains ranging in size from 6" to 12", with a new 16" main proposed for the expansion at Ben Venue and one (1) short segment of 4" that needs replaced. Portions of the system (Presidential Section) are 80 to 100 years old and in need of repair or replacement. The City is responsible for the water service up to the curb stop at the R/W line.

The City is served with water from the City of Cleveland through 16 master meter locations, including one (1) dedicated to Ben Venue and one (1) for the Tinkers Creek industrial complex. The City has in the past considered turning the entire system over to the City of Cleveland to operate, but recently decided to keep control locally.

There is currently no elevated storage in the system. The water pressure from Cleveland is sufficient and, in some cases, is too high. With the

age of some of the mains, this high pressure can become a serious problem.

The City currently uses about 1.8 MGD of water and will be starting their hydrant flushing again in 2007. They did not flush in 2006 due to thoughts that the system would be given to the City of Cleveland for operation.



The City sees roughly 700 to 800 GPM for fire flows in residential areas, with some lower volumes along Northfield Road. City Staff noted that segments of mains along Northfield Road (Marion to Columbus), the majority of the mains in the Presidential Section and a crossing on the Northfield Bridge from Taylor to Taylor need to be completed.

The City does not currently have a Water Master Plan, but one is supposed to be under development for the current City Engineer.

Storm Sewers

The City maintains roughly 50 miles of streets and storm drains. Most streets are curb and gutter and of asphalt. Newer streets appear to be all concrete. Most of the outfalls discharge to Tinkers Creek, with some going to other tributaries of Tinkers Creek. Flooding is a problem in the area of Broadway at Taylor. This is primarily due to bad, collapsed sewer mains that need to be replaced.

One significant outfall sewer passes through the S.K. Wellman site that is heavily contaminated. This sewer was recently cleaned from silt and sediment and has aided significantly in reducing flooding problems in that portion of the City.

The new local regulations for development require on-site retention or detention. The City does not currently have a Storm Sewer Master Plan, but one is supposed to be under development for the current City Engineer to meet current OEPA Stormwater Regulations.



The City of Bedford, Ohio

Solid Waste

The City does not currently collect solid waste or recycling. City officials worked closely with the surrounding suburbs to create a consortium to bid out the services privately. Waste Management is the current contract hauler and the costs are billed through the City. There are currently about 4,800 residential customers. The service is provided to all residential customers up to 3-family homes – 4-family and larger, commercial and industrial customers are served by independent private agreement. There are currently about 4,800 served by the City through the contract. Solid waste is hauled to the Oakwood Village Transfer Station owned by Waste Management and then disposed of at licensed facilities elsewhere.

The former Bedford Landfill was closed in 1987 prior to the current regulations. The closure plan was developed, recorded and followed. No current monitoring of the site is required. The Shaker Landfill, owned by the City of Shaker Heights is located in the northeasterly section of the City. According to City staff, the site was licensed, but never had a closure report or plan prepared. The site used an incinerator to handle minimal amounts of solid waste and was primarily used for yard and tree waste. City staff believe that the ash from the incinerator and the incinerator and its building are currently buried on the site, along with the large amounts of yard and tree waste.

Strategies and Recommendations

Sanitary Sewers

The City does not currently have a model of the collection system. It is recommended that the City work with a consultant to complete flow monitoring and develop a model of the system to aid in the evaluation of alternatives

to serve Ben Venue's proposed expansion and direct additional resources for the removal of other hydraulic limitations in the system.

A simple study to look only at the Ben Venue area could cost in the range of \$50,000 to \$75,000. A system-wide evaluation, depending on the total scope could range from \$300,000 to well over \$1M, if it is a Sanitary Sewer Evaluation Survey, or SSES, that would include cleaning and televising of significant segments of the collection system.

Waster Water Treatment Facility

The existing sand filters appear to be the hydraulic limitation for the WWTP at this time. It is recommended that the City engage a consultant to evaluate the overall facility and develop a master plan for additional expansion, focusing on the sand filters for the first phase. A detailed study could cost in the range of \$45,000 to \$60,000. A brief letter report and evaluation could be completed for \$10,000 to \$12,000.

The City cannot currently effectively clean the existing EQ basin at the WWTP, creating odor and storage volume issues at the plant. These may be able to be addressed without taking the facility out of service. It is recommended that City Staff work directly with a supplier or manufacturer's representative to develop a cleaning system to retrofit into the tank. Tentative estimates of the cost would be in the range of \$400,000 to \$500,000 for the complete system. Local suppliers have been contacted and requests made to work directly with City staff on this issue. Should the City desire a consultant to assist in the process, the technical services should cost in the range of \$25,000 to \$35,000, including evaluation of alternatives.

Water Mains

The City does not currently have a model of the distribution system. It is recommended that the City work with a consultant to complete fire flow monitoring and develop a model of the system to aid in the evaluation of alternatives to serve Ben Venue's proposed expansion, as well as address several other areas of concern. A simple model of the system could be completed for less than \$25,000. A detailed modeling effort and evaluation would likely be in the range of \$100,000.

The City is also currently dealing with corrosion issues in portions of the system. For future improvement projects, it is recommended that polyethylene (PE) wrap be required on all new ductile iron pipe and fittings and DIPRA or other specialty groups (e.g. – Corrpro, etc.) be consulted to conduct specific corrosivity evaluations of projects prior to completing the detailed design. These measures will enable the City and their consultants to incorporate additional measures such as anodes or other devices to reduce the potential corrosion in the system.



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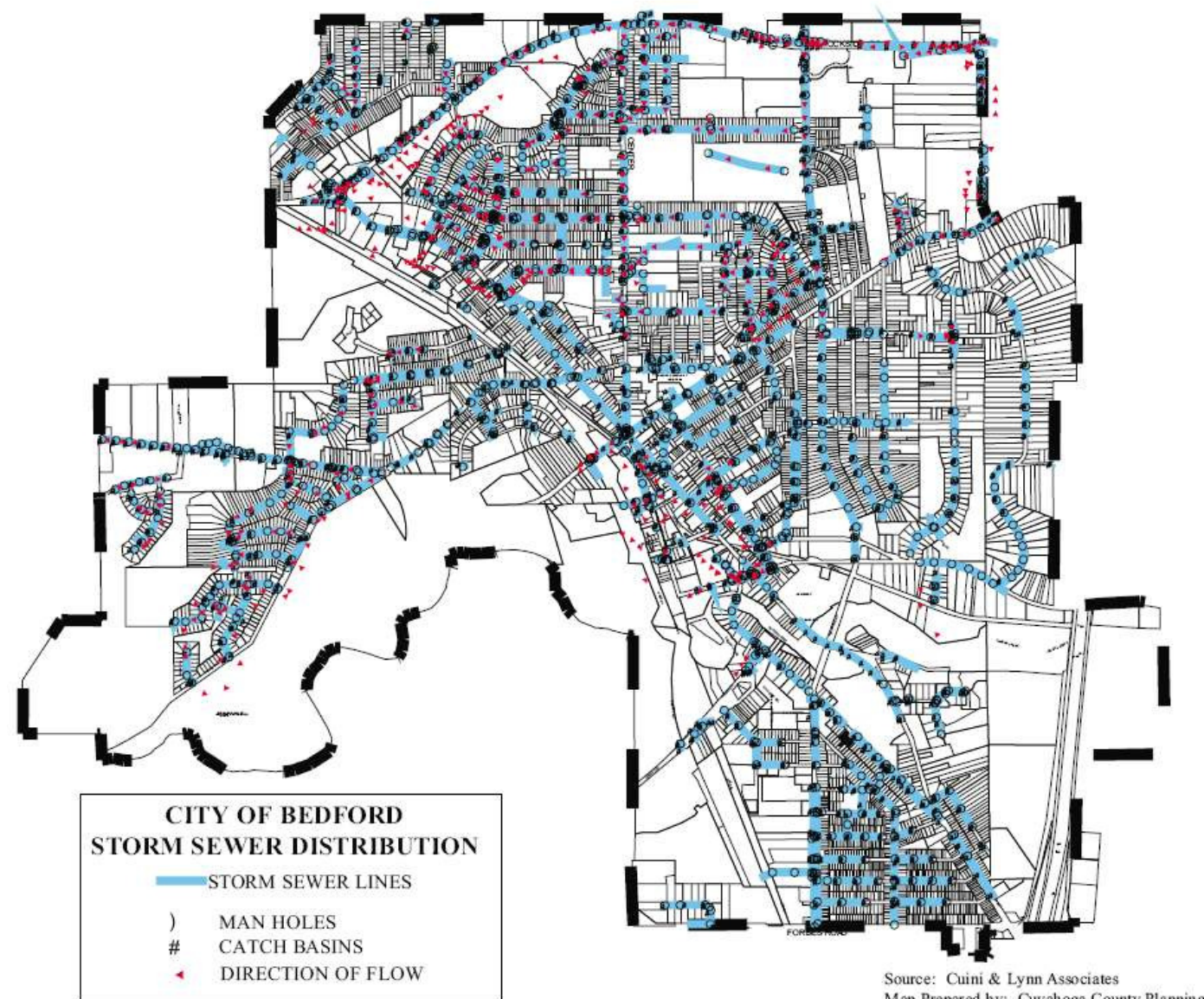
Storm Sewers

The City needs to complete a storm sewer master plan and implement a cleaning program to ensure capacity in the system.

The City should continue to upgrade its stormwater collection system to provide adequate outlets for surface water. A key to controlling and limiting wet weather flows in the sanitary collection is to make certain that the storm sewers are sufficiently sized and in good condition – Water that accumulates on the streets and in yards will find an outlet.

Other methods to minimize stormwater problems include ideas generated by the several communities that belong to the Chagrin River Watershed group. Some of these ideas are:

1. Promote shared parking and landbanking;
2. Incorporation of compact parking spaces as a means of reducing impervious cover;
3. Setting maximum parking space dimensions rather than specifying minimum dimensions (a minimum stall size of 10' x 20' or 9' x 18' are the most commonly cited dimensions) could also reduce impervious area as can decreasing driveway widths;
4. Incorporation of bioretention or rain gardens into existing requirements for landscaped islands and revising landscaping requirements to require a set percentage of landscaping of the total paved area can help to offset some of the impervious surfaces;



5. Incorporation of stormwater best management practices such as sand filters and filter strips into perimeter and interior landscaping can also help in offsetting impervious surfaces; and
6. Incorporation of porous pavement in overflow parking areas can reduce the runoff generated by parking lots as well as decreasing impervious surfaces.

Solid Waste

The City should work with the City of Shaker Heights to complete the closure plan for the former Shaker landfill. An agreement could be reached where the City of Bedford converts the surface into greenspace for ball and/or soccer fields and other recreational activities.

Pursue Additional Funding Sources

Funding for the City of Bedford can come from the combination of several sources. These sources include local revenues, tap charges and assessments, as well as grant and loan funds administered by the Ohio EPA Division of Environmental and Financial Assistance (DEFA), the Ohio Water Development Authority (OWDA), USDA/Rural Development, the Ohio Public Works Commission (OPWC), the U.S. Department of Housing and Urban Development (HUD), the Ohio Water and Sewer Rotary Commission and the Ohio Department of Development (ODOD).

In addition, the City should annually evaluate the current water and sewer rates to ensure that the respective enterprise funds remain “in the black” and generate sufficient reserves for emergencies, as well as fund balances to aid in debt for future improvements. Many of the funding sources



The City of Bedford, Ohio

identified later within this section will require the City to complete such efforts annually as a condition of award.

At the time of final project development and planning, each of the potential funding programs will need to be evaluated in detail for consideration and applicability. The following is a general summary of some of the various programs that may be available to the City of Bedford.

ODOD Business Development (412) Account

This ODOD program was created to assist counties, municipalities, townships and other political subdivisions in the creation or retention of jobs and may be utilized for the installation of sanitary sewer, sewage disposal, water distribution and water treatment. The project must be related directly to job creation or retention. Funding is in the form of a grant and is generally in the range of \$1,000 per job.

Ohio Public Works Commission (formerly State Issue 2 Funds)

The OPWC provides financial assistance to governmental entities to maintain operations and adequate capacity for water, sewer and solid waste facilities. The OPWC awards \$120 Million annually, including \$12 Million for small government use and \$2.5 Million for emergency purposes. Assistance can be in the form of grants (up to 50% for new construction), low interest loans, local debt support and credit enhancement. Local debt support provides funds to cover the costs of interest through construction and up to one (1) year after. Credit enhancement is a grant to pay the cost of bond insurance and provide assistance to the entity to secure affordable debt.

Ohio Water Development Authority – Community Assistance Fund

The OWDA Community Assistance Fund provides below-market financing when other means will create an economic hardship and is available only for drinking water projects. In order to qualify for this funding, the proposed project must meet an existing need and cannot include provisions for oversizing and the anticipated annual costs from the system must meet or exceed economic hardship criteria of 1.5% of the median household income (MHI) for Cuyahoga County.

OWDA Loan Fund

The Community Assistance Fund noted above is for those situations that create economic hardship. The OWDA also has a loan fund that can be used in most any situation for the construction of wastewater or drinking water facilities, as well as engineering design, legal fees and inspection. OWDA charges a one-time administrative fee of 0.35% of the total loan amount. The interest rates associated with these loans are generally higher than other forms of financing and, once the final loan is determined, the debt may not be retired ahead of schedule. The advantage to the OWDA loan is that most every applicant is funded and the cost and time associated with the approval process is limited.

USDA Rural Development

Rural Development funding can be in the form of grants or loans and may be utilized for the installation of sanitary collection and treatment and water distribution and treatment for rural areas and towns of up to 10,000 people. Loan terms can extend up to 40 years at varying rates, depending upon the median household income of the area to be served. Supplemental grants of up to 75% of eligible costs are also available to areas with an MHI below 80% of

the State MHI and up to 45% for those areas between 80% and 100% of the State MHI. Currently, the City of Bedford generally exceeds the State of Ohio MHI and therefore would most likely not qualify for a USDA grant. However, individuals or groups of homes within a project area may qualify for assistance. Prior to commencing any of the projects noted later within this report, we recommend that the City perform an income survey to determine if and where USDA grant money could be applied.

Water Pollution Control Loan Fund (WPCLF)

The WPCLF is administered by the Ohio EPA DEFA, with assistance from the OWDA. The purpose of the program is to provide low interest loan funds for water pollution control. These monies can be applied to upgrading existing facilities or installing new. Planning and design loans are also available for up to three (3) years and may be incorporated into the final 20-year construction loan. Technical assistance from the Ohio EPA is also available and WPCLF may be used in conjunction with other forms of funding assistance.

U.S. Department of Housing and Urban Development (HUD)

HUD funding includes the use of Community Development Block Grants (CDBG) to assist low to moderate income households and aims to correct issues of immediate threat to public health and safety. The City may be eligible for funding through the CDBG program for pockets of low to moderate income households within each of the proposed projects through the Ohio Office of Local Government Services. This would, however, be a competitive program. As with the USDA grants above, it is our recommendation that an income survey be developed prior to commencing any of the proposed improvements.



The City of Bedford, Ohio

Ohio Water and Sewer Rotary Commission

The Ohio Water and Sewer Rotary Commission offers interest-free loans to pay the portion of costs from a sanitary sewer or water main extension that is to be assessed against agricultural lands, with a minimal up-front administrative cost. The primary emphasis of this program is to balance the preservation of valuable farmland, while allowing the governing authority to extend needed infrastructure. Another major goal of the program is job creation or retention. It should be noted that the Rotary Loan money does not reduce the total cost of the project to the District, nor does it reduce the assessments to other properties. This money is strictly applied to cover the assessments on properties that qualify.

Any loan funds acquired for a project must be secured in the form of revenue bonds or assessment bonds issued on behalf of the City. Revenue bonds are generally paid back through the income generated from monthly user fees charged to customers. Revenue can also be contributed from tap charges collected from new customers. That is, the income generated from the operation of the system pays back the loan (bond) used to finance the system. Assessment bonds are paid back from the collection of assessments applied to the properties that benefit directly from the improvements. These assessments are an expense to the property owner regardless of whether he/she uses the available service and may be calculated by several different methods, but must be applied only to those properties receiving a special benefit from the improvement.

